



Farrow & Farrow

ESTATE & LETTING AGENTS



- North View, Crawshawbooth, Rossendale
- 2 Bedroom, Refurbished Mid-Terrace Home
- Well Upgraded & Improved
- Feature Woodburner
- Contemporary Bathroom, Flooring & Decor
- Lawned Garden & Off Road Driveway Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View

28, North View, Rossendale, BB4 8BQ

£190,000

28, North View, Rossendale, BB4 8BQ

***** NEW *** - 2 BEDROOM, REFURBISHED HOME WITH GREAT PRESENTATION & EXCELLENT, SOUGHT AFTER POSITION - Woodburner, Replastered, Rewired, Recarpeted, New Bathroom, New Off Road Parking Provision, Popular Crawshawbooth Location - VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

North View, Crawshawbooth, Rossendale is a well presented and significantly refurbished, 2 bedroom mid-terrace home. With a wide range of upgrades, including a feature woodburner, re-plastering, new bathroom, recent carpets and decoration, the property also has the unusual advantage of off road parking, with a newly laid block paved driveway too. Offering good living space with stylish contemporary decor, this is a great home which also has a generous lawned garden, adding good outdoor space. For this property, viewing is highly recommended and there is the additional benefit too, of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Ground floor Lounge and Kitchen, first floor Landing off to Bedrooms 1 & 2 and Bathroom. Externally, to the front of the property is a generous Front Forecourt and Lawned Garden while to the rear, the newly block paved Rear Driveway adds valuable off road parking space.

Situated close to Crawshawbooth village centre, this property gives excellent access to local village amenities, while also providing good public transport and commuter links to Manchester & Burnley, via the X43 and M65/M66. Rawtenstall centre is within easy reach, as is beautiful open countryside too.

Lounge 13'10" x 14'2"

Kitchen 9'9" x 14'2"

Landing

Bedroom 1 9'6" x 14'2"

Bedroom 2 8'7" x 11'4"

Store 2'7" x 2'6"

Store 2

Bathroom 5'5" x 8'4"

Front Lawned Garden

Front Forecourt

Rear Blocked Paved Driveway

Agents Notes

Disclaimer

