



Farrow & Farrow

ESTATE & LETTING AGENTS



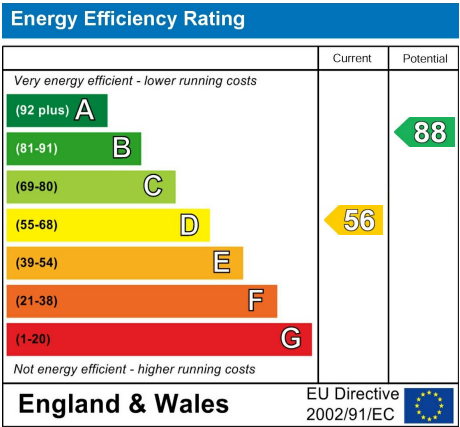
- Parrock Street, Crawshawbooth, Rossendale
- Mid Stone Terrace
- Well Presented Throughout
- Beautiful Modern Kitchen & Bathroom
- Good Size, Stone Flagged Rear Patio Yard
- 2 Bedrooms PLUS Attic Studio
- Offered For Sale With NO CHAIN DELAY
- Viewing Highly Recommended

4, Parrock Street, Rossendale, BB4 8PQ

£160,000

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*** NEW *** - 2 BEDROOM PLUS ATTIC STUDIO ROOM, MID TERRACE IN HIGHLY SOUGHT AFTER CRAWSHAWBOOTH - Well Presented Throughout, Lovely Modern Kitchen & Bathroom, Accommodation Over 3 Floors, Stone Flagged Rear Yard, Perfect For Local Amenities - NO CHAIN DELAY - Contact Us To View



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.

Parrock Street, Crawshawbooth, Rossendale is a 2 bedroom PLUS Attic Studio Room, mid-terrace home, beautifully presented with modern neutral decor throughout. Including a lovely modern Kitchen & Bathroom, the property offers good size living accommodation and a sought after location too. With a stone flagged rear patio yard adding valuable outdoor space, this property is sure to prove popular and early viewing is therefore highly recommended. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Lounge, Kitchen / Dining Room with Under Stairs Store, 1st floor Landing off to Bedrooms 1 & 2 and Bathroom, 2nd floor Attic Studio Room. Externally, to the rear of the property is a stone flagged Patio Yard too.

Located in highly sought after Crawshawbooth, the property is close to village centre amenities and well position to take advantage of Rawtenstall town centre facilities. With consequently easy access to M66/M65 motorway connections and local / regional commuter routes including the X43 bus route to Manchester, the property is ideally suited to individuals, professional couples or also small families being close to good local schools.

Lounge 10'7" x 13'9"

Kitchen/Dining Room 5'9" x 13'10"

Landing

Bedroom 1 10'4" x 13'9"

Bedroom 2 7'3" x 8'4"

Bathroom 4'2" x 7'5"

Attic Studio 13'9" x 12'8"

Rear Patio Yard

Agents Notes

Disclaimer

