



Farrow & Farrow

ESTATE & LETTING AGENTS



- Hemphaw Avenue, Loveclough, Rossendale
- 3 Bedroom Semi-Detached Family Home
- Garage & Off Road Driveway Parking
- Good Size Rear Garden
- In Need Of Modernisation
- For Sale With NO CHAIN DELAY
- Ideal Family Home, Sought After Location
- Viewing Recommended - Contact Us To View

16, Hemphaw Avenue, Rossendale, BB4 8RW

£240,000
Offers Over

16, Hempshaw Avenue, Rossendale, BB4 8RW

*** NEW *** - 3 BEDROOM SEMI-DETACHED HOME WITH PARKING, GARAGE & GOOD SIZE GARDEN - Highly Sought After Location, Close To Open Countryside, An Ideal Family Home In Need Of Modernisation. Offered For Sale With NO CHAIN DELAY - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

Hempshaw Avenue, Loveclough, Rossendale is a 3 Bedroom, semi-detached family home, with detached garage and a good size rear garden. Situated on a popular estate with a semi-rural feel, the property offers ample accommodation and within easy reach of bus and commuter routes to Manchester, Burnley and beyond, the property is also ideally located for the local amenities of Crawshawbooth Village and Rawtenstall Town Centre. Requiring some modernisation, the property is also a good opportunity to add value and has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

The property comprises: Entrance Hall, Lounge, Dining Kitchen with access to rear garden . First floor landing leading to Bedrooms 1, 2 & 3 and Bathroom. Externally are Front and Rear Gardens. Off road Parking and Garage.

- * Gas Central Heating
- * Sought After Location
- * Parking and Garage
- * In need of Modernisation
- * Ideal Family Home
- * NO CHAIN DELAY - AVAILABLE NOW

Hallway 6'7" x 6'8"

Lounge 16'0" x 13'6"

Kitchen/Dining Room 8'2" x 16'10"

Landing

Bedroom 1 12'8" x 9'9"

Bedroom 2 11'5" x 9'6"

Bedroom 3 7'4" x 6'9"

Bathroom 5'6" x 6'11"

Front Garden

Garage & Driveway

Rear Garden

Agents Notes

Disclaimer

