



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Poplar Terrace, Reedsholme, Rossendale
- A Beautiful Cottage Home
- 2 Double Bedrooms
- Superb Kitchen with Modern Appliances
- Neutrally Decorated Throughout
- Highly Sought After Area
- Bond & References Required
- Email Us To Arrange A Viewing

11, Poplar Terrace, Rossendale, BB4 8LU

**£995 PCM**  
PCM

# 11, Poplar Terrace, Rossendale, BB4 8LU

An Outstanding Rental Home Rarely Seen! Superb Open Plan Kitchen, 2 Double Bedrooms, PLUS Spacious Bathroom. Situated Within Easy Reach Of Rawtenstall & Crawshawbooth, X43 Bus Route Nearby - CONTACT US TODAY TO VIEW



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 88        |
| (69-80) C                                   |  | 73                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | 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.

Poplar Terrace, Reedsholme, Rossendale is a beautiful, stone built mid terrace cottage, with 2 good double first floor bedrooms. Situated in the sought after area close to Crawshawbooth Village and Rawtenstall, this property is exquisitely presented with fabulous contemporary & neutral décor throughout.

This exceptional home is a perfect example of a fantastic rental home. Equally suited to commuters and countryside lovers too, the property is within easy walking distance of bus stops for the express Manchester to Burnley service. Further desirable features include a spacious open plan Kitchen / Dining room, with a granite worktops, induction hob, BBQ grill and hot plate, built in coffee machine, oven, microwave, warming drawer, dish washer and washing machine plus a large American fridge freezer. (Appliances included can be used until failure), two double bedrooms and the modern Bathroom.

Internally, the property briefly comprises: Lounge , Open Plan Kitchen Dining Room, First Floor Landing, Bedrooms 1 & 2 and Bathroom. To the rear is a patio area.

This property is a real gem - if you're looking for a perfect rental home, easy access to amenities, then this is certainly the home for you!

\* Excellent Contemporary Neutral Décor \* Gas Central Heating \* uPVC Double Glazing \*Bond & References Required

**Lounge 18'2" x 14'4"**

**Open Plan Kitchen Dining 19'5" x 14'5"**

**First Floor**

**Landing 11'6" x 5'10" narrowing to 3'9"**

**Bedroom 1 18'3" x 11'6"**

**Bedroom 2 18'7" x 8'2"**

**Bathroom 11'3" x 5'7"**

**Rear Patio Area**

**Agents Notes Rental**

**Disclaimer**

