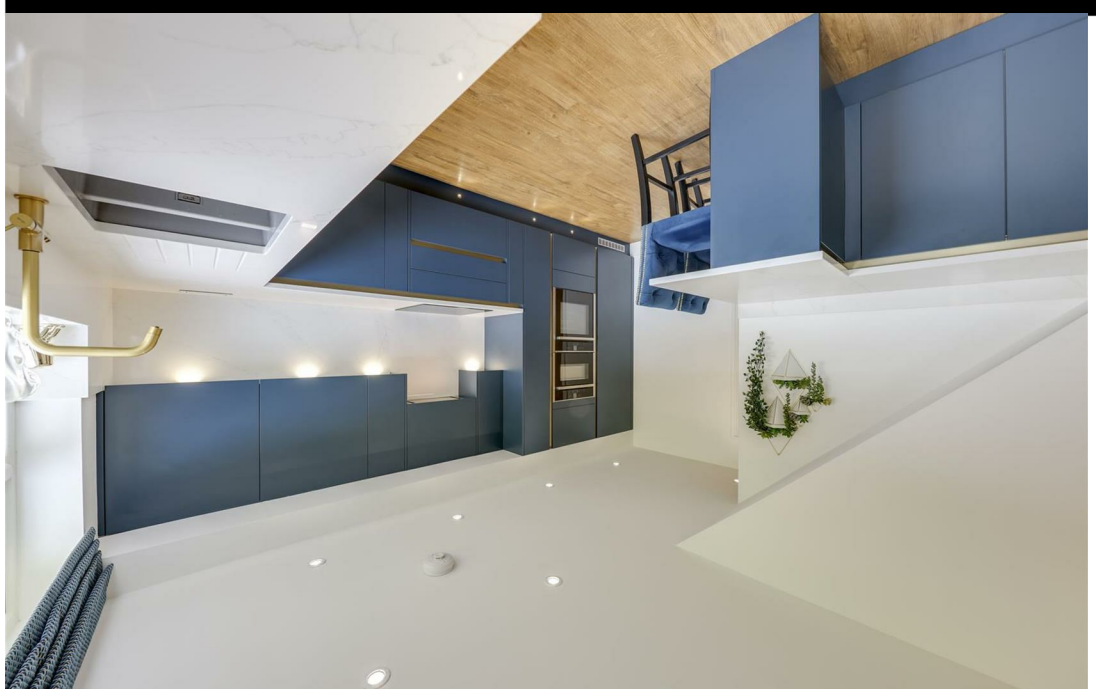

Farrow & Farrow
ESTATE & LETTING AGENTS

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Farrow & Farrow

ESTATE & LETTING AGENTS

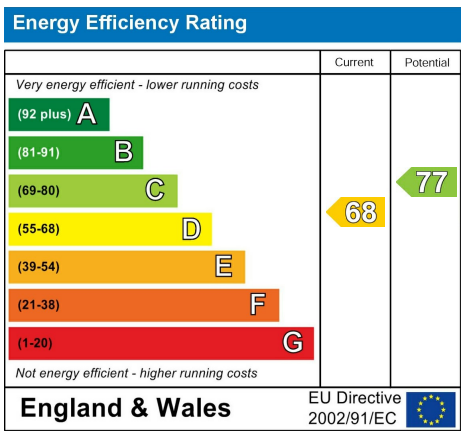
- Booth Road, Waterfoot, Rossendale
- 4 Bedroom, Semi-Detached Family Home
- Beautifully Presented & Styled Throughout
- Fantastic Contemporary Kitchen & Bathrooms
- Lovely Gardens Front & Rear
- Integral Garage & Off Road Driveway Parking
- Ideally Located For Good Local Amenities
- VIEWING ESSENTIAL - Contact Us Today To View

126, Booth Road, Rossendale, BB4 9BP

£415,000
Offers Over

126, Booth Road, Rossendale, BB4 9BP

*** NEW *** - This outstanding, semi-detached family home has 4 bedrooms, 2 bathrooms, 2 reception rooms, integral garage and driveway parking, gardens front & rear, and is really beautifully presented throughout. With extensive improvements, the property has been upgraded with new windows & doors, a new multi-fuel burner, new kitchen & upgraded bathrooms, new decking, some new flooring and stylish new decoration too. VIEWING HERE IS VERY HIGHLY RECOMMENDED - Contact Us Today To View



Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Booth Road, Waterfoot, Rossendale is a 4 bedroom, semi-detached home which has been treated to a superb makeover, creating fabulous interiors throughout. With a stunning contemporary Kitchen and 2 beautiful Bathrooms, this property really is the perfect family home. 2 separate reception rooms are equally well presented and are both generously proportioned, with the Lounge having double doors opening out onto the lovely rear patio / garden / decking too. This really is a fabulous property, full of a great combination of traditional and contemporary features, with excellent presentation and truly superb styling and décor throughout.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Inner Hall, Downstairs WC, Integral Garage. Off the first floor Landing are Bedrooms 2 & 3 and the Family Bathroom. Off the 2nd Landing which is accessed separately from the ground floor, are Bedroom 4 and the 2nd Bathroom while to the second floor, is Bedroom 1 and substantial Eaves Storage too. Externally, in addition to the Integral Garage is Front Driveway Parking while there are Gardens Front & Rear, with Patios and Decking to the rear too.

Located less than 2.5 miles from Rawtenstall with excellent town centre amenities and convenient motorway links, as well as an express bus route to Manchester, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School and the new Waterfoot Primary School.

At the same time, stunning countryside with reservoir walks, the Pennine Bridleway and popular cycle routes are nearby giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range are just 5 minutes away. On the doorstep, lovely southerly aspects extend beyond the rear garden and across the Rossendale Valley.

Hallway 18'5" x 5'10"

Lounge 16'8" x 17'8" widest points

Dining Room 13'4" x 11'6"

Kitchen/Breakfast Room 13'2" x 12'0"

Inner Hall 2'8" x 6'11"

WC 4'8" x 2'8"

Integral Garage Store 13'9" x 12'2"

Landing 16'9" x 6'4"

Access to Bed 1

Bedroom 2 13'8" x 10'11"

Bedroom 3 11'11" x 11'2"

Family Bathroom 8'10" x 6'4"

2nd Landing

Bedroom 4 12'2" x 12'0"

2nd Bathroom 12'0" x 7'4"

Second Floor

Bedroom 1 29'0" x 11'11"

Large Attic Storage

Front Driveway & Garden

Rear Garden with Patio's & Decking

Agents Notes

Disclaimer