



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Foxdale Close, Bacup, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Excellent Presentation Throughout
- Modern Kitchen & Bathroom
- Off Road Driveway Parking
- Gardens Front & Rear
- NO NCHAIN DELAY
- VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View


10, Foxdale Close, Bacup, OL13 9PN

**£230,000**

# 10, Foxdale Close, Bacup, OL13 9PN

**\*\*\* NEW \*\*\* - 3 BEDROOM SEMI-DETACHED FAMILY HOME, BEAUTIFULLY PRESENTED THROUGHOUT - Lovely Gardens Front & Rear, Off Road Driveway Parking, Modern Kitchen & Bathroom, Open Plan Living Layout - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED, Contact Us NOW To View!!!**



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

Foxdale Close, Bacup, Rossendale is a 3 bedroom, semi-detached family home which is beautifully presented both inside and out. Offering ideal family accommodation, the property has a great modern Kitchen and Bathroom, while the open plan layout is perfect for contemporary living. Add in the benefits of a downstairs WC, off road Driveway Parking and superb Gardens Front & Rear and you have the perfect family home. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY. Viewings here are highly recommended, so contact our Rawtenstall office now to arrange an appointment.

## Agents Notes

## Disclaimer

Internally this property briefly comprises: Entrance Hallway, Under Stairs WC and Store, Lounge open to Dining Area, Kitchen (with side door out). Off the first floor Landing are Bedrooms 1-3 and the Family Bathroom. Externally, this property has off road Front Driveway Parking, a Front Garden, Side Patio, Rear Patio and Upper Garden with Decked Area.

Located in a popular and dedicated residential area, yet close to a good range of local amenities in Bacup town centre, this property also offers good connections to commuter routes throughout Rossendale and beyond. Easily reached are the surrounding towns of Rochdale, Burnley and Todmorden, plus motorway links to the M62 / M65 / M66. Open countryside, walks, bridleways and cycle trails are all also nearby, as are healthcare, sports & leisure, entertainment and eating & drinking options too.

