



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Allied House, Woodside, Burnley Road, Rawtenstall, Rossendale
- 2 Bedroom, 1st Floor Apartment
- "As New" Throughout
- Parking Provision of 1 Space
- Ideal For Rawtenstall Centre
- Local Amenities & Open Countryside Nearby
- Bond & References Required
- ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON ONLY PLEASE


Apartment 4, Burnley Road, Rossendale, BB4 8LA

**£950 PCM**  
PCM

## Apartment 4, Burnley Road, Rossendale, BB4 8LA

EXCELLENT, 1st FLOOR, 2 BEDROOM APARTMENT CLOSE TO RAWTENSTALL - Great Location, "As New" Interiors Throughout, Ground Floor Communal Entrance, Parking Space, Highly Sought After Taylor Wimpey "Woodside" Development, Ideal For Transport Links & All Local Amenities, Deposit & References Required - ALL ENQUIRIES VIA THE EMAIL AGENT BUTTON ONLY PLEASE



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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.

Allied House, Woodside, Burnley Road, Rawtenstall, Rossendale is a fantastic, 2 bedroom apartment, located within easy reach of the heart of Rawtenstall, amongst the highly sought after Taylor Wimpey "Woodside" development. Offering "as new" interiors, recently completed to modern standards, this 2 bedroom apartment is an ideal combination of accommodation and position and will shortly be completed with brand new carpets and blinds too. Please note, that no smokers or pets are permitted at this property and a deposit and references are required. Mature, professional tenants are sought and to meet affordability requirements for referencing, an income of £27,000 would be required.

Internally, the property briefly comprises: Ground Floor Communal Entrance, 1st Floor Landing, Entrance Hall, Lounge / Dining Room, Kitchen, Bedrooms 1 & 2, Bathroom, 2x Stores. Externally, there are communal grounds and the property benefits from a Parking Space too.

With fantastic amenities, entertainment / dining and shopping options, commuter routes and transport links all close by, this brand new apartment home provides ideal modern living space. Motorway links, express bus routes, nearby open countryside and a wealth of facilities are all within easy reach.

### Communal Entrance

### First Floor Landing

### Hall

### Lounge/Dining Room 16'3" x 12'4"

### Kitchen 7'7" x 9'10"

### Bedroom 1 9'4" x 12'2"

### Bedroom 2 8'9" x 10'7"

### Bathroom 5'6" x 7'6"

### Store 1

### Store 2

### External Parking Space

### Agents Notes Rental

### Disclaimer

