



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Blackburn Road, Acre, Rossendale
- 2 Bedroom, Mid Terrace Home
- Nicely Presented Accommodation
- Garden To Rear & Front Forecourt
- Transport Links & Town Centre Amenities Easily Reached
- Viewing Recommended
- NO CHAIN DELAY
- Contact Us To View

447, Blackburn Road, Rossendale, BB4 5AT

**£120,000**

Offers In The Region Of

# 447, Blackburn Road, Rossendale, BB4 5AT

\*\*\* NEW \*\*\* - 2 BEDROOM MID TERRACE HOME, GOOD POSITION WITH GARDEN TO REAR - Nicely Presented, Scope To Add Value, Great Transport Links Easily Accessible, Town Centre Amenities Within Easy Reach - 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			92
(81-91) B			
(69-80) C		69	
(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.

Blackburn Road, Acre, Rossendale is a 2 bedroom, mid terrace property enjoying a convenient position which is non-overlooked to front and rear. Located close to great transport links and within easy reach of a range of local amenities, the property offers both a front forecourt and also, a rear garden which offers scope to add value too. Inside, the property has a modern kitchen and bathroom and could also offer a chance to further improve. In addition, the property has the additional benefit of being OFFERED FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen with Under Stairs Storage, first floor Landing off to Bedrooms 1 & 2 and Bathroom. Outside, the property has a Front Forecourt approach and there is also a Rear Garden with Patio Area and this has scope to improve and add value too.

Conveniently situated within easy reach of Haslingden town centre and a range of local amenities. Public transport connections are close by, with routes to destinations throughout Rossendale and on to Manchester and beyond, while commuter links and connections to M65/M66/M60/M62 motorways are nearby too.

## Vestibule

Lounge 13'3" x 13'6"

Kitchen/Dining Room 9'3" x 13'8"

## Landing

Bedroom 1 13'3" x 13'6"

Bedroom 2 12'5" x 7'3"

Bathroom 6'5" x 5'9"

Front Forecourt

Rear Patio Garden

Agents Notes

Disclaimer

