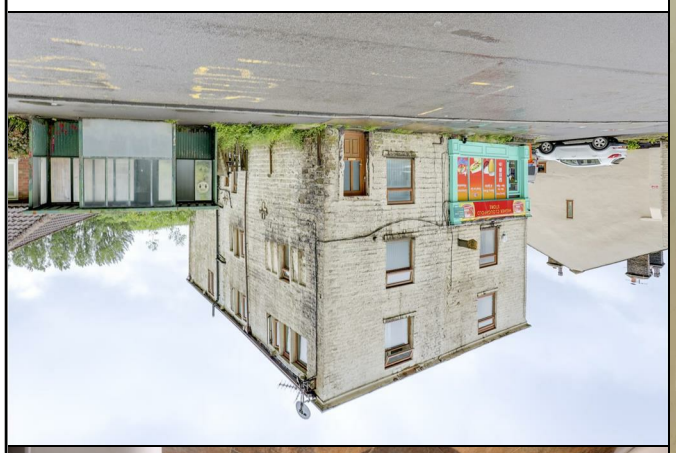
423, Newchurch Road, Rossendale, BB4 7SU

£200,000



- Newchurch Road, Higher Cloughfold,
- Semi Detached, 3 Storey Homes
- 3 Bed, 2 Bath
- On Bus Route
- No Chain Delay
- Small Side Garden Area
- In need of Some Modernisation
- Viewing Recommended













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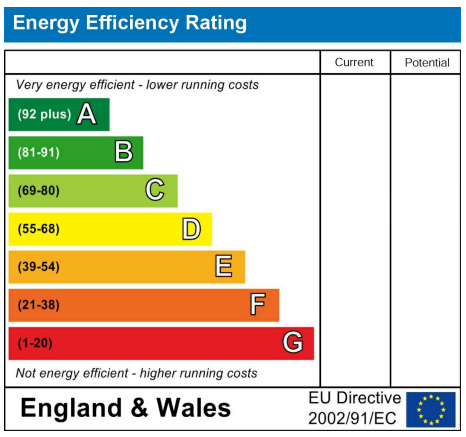
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk

423, Newchurch Road, Rossendale, BB4 7SU

New Listing ! Offered with NO CHAIN DELAY! - This spacious 3 Storey Semi-Detached Home with 3 Bedrooms, 2 Bathrooms is ideally located on Newchurch Road. Easy access to Rawtenstall centre, Bus Route, Schools & Amenities. In need of some modernisation. Call us NOW to Arrange a Viewing.







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.

Newchurch Road, Higher Cloughfold - Occupying a prominent position along the ever-popular Newchurch Road, this three-storey stone-built semi-detached home offers deceptively spacious accommodation, character features and an exciting opportunity to create a wonderful home.

Presented in neutral décor throughout, the property has had previous upgrading works and sympathetically modernised. Arranged over three floors, the accommodation has been thoughtfully designed to provide flexible living space. The ground floor offers comfortable reception accommodation alongside a well-proportioned kitchen / diner and access to the small side garden area.

To the first floor are two generously sized bedrooms, served by a modern family bathroom. The true highlight of the home is the impressive second-floor main bedroom designed with an open, loft-style feel, this superb space with exposed feature beams and en suite bathroom complete with a freestanding bath, separate corner shower, wash basin and WC.

Situated within easy reach of Rawtenstall town centre, excellent local schools, countryside walks and commuter links to Manchester, the property combines the charm of a traditional stone home with the practicality of modern family living.

Offering spacious accommodation, character and excellent potential, this delightful home presents an ideal opportunity for buyers looking to personalise a substantial period property in one of Rossendale’s most established residential locations.

Vestibule 4'2" x 4'2"

Lounge 14'1" x 14'6"

Kitchen/Dining Room 12'0" x 10'9"

Basement

Landing 15'0" x 6'2"

Bedroom 2 11'7" x 14'6"

Bedroom 3 12'2" x 8'1"

Bathroom 5'4" x 7'10"

Bedroom 1 27'3" x 13'6"

En-suite Bathroom 11'9" x 8'4"

Small Side Garden Area

Agents Notes

Disclaimer



