



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Bridge Street, Cowpe, Rossendale
- Mid Stone Terrace Home
- 2 Bedrooms - One Fully Fitted
- Recent Shower Room
- Kitchen / Dining with Utility Store
- Rear Patio Garden
- Nice Outlook to Rear
- NO CHAIN DELAY

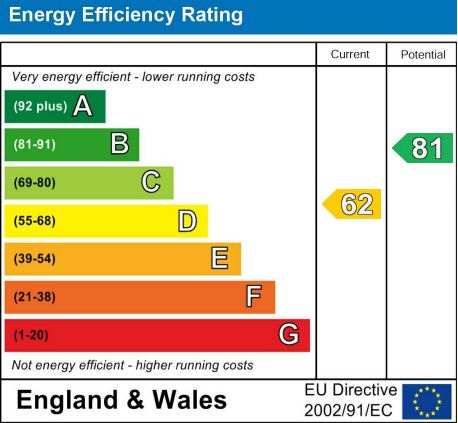
28, Bridge Street, Rossendale, BB4 7BZ

**£125,000**



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\*\*\* NEW WITH NO CHAIN DELAY \*\*\* WELL PRESENTED 2 BED TERRACE IN SOUGHT AFTER LOCATION WITH SPACIOUS LOUNGE, KITCHEN / DINING & RECENT SHOWER ROOM - Semi-Rural Setting, Countryside Nearby, Fitted Master Bedroom, Rear Patio Yard. Easy Access to Public Transport & Commuter Links - A MUST VIEW!!!



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.

Bridge Street, Cowpe is a 2 bedroom terrace home, well presented with neutral neutral décor throughout. Close to open countryside and in the sought after semi-rural location of Cowpe, this superb property offers a spacious Lounge with Multi Burner and Dining Kitchen, plus rear utility porch . To the first floor are two bedrooms, the master being well fitted, in addition to the recent shower room. Set in a comparatively peaceful location, yet still within easy reach of through valley commuter routes, the property has much to offer and really ought to be considered for viewing in person. This property has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, the property briefly comprises: Hall, inner Hall, Lounge, Dining Kitchen and rear Utility Store to the first floor, while the Landing with doors off to Bedrooms 1 & 2 and the Shower room are to the first floor. Externally, the property benefits from a Rear Patio Garden giving valuable outdoor space.

Located in Cowpe, the property is close to open countryside, while being just a few minutes away from comprehensive Rawtenstall town centre facilities. Near to the property in Waterfoot, are convenient healthcare and local shopping amenities, also having main stops available for passing public transport connections. Through valley commuter traffic routes are on hand and the property itself has much to offer, meaning early viewing in person is most certainly recommended.

Hall

Inner Hall

Lounge 13'11" x 13'10"

Kitchen/Dining Room 7'0" x 16'6"

Rear Porch / Utility 5'10" x 9'9"

Under Stairs Store

Landing

Bedroom 1 13'11" x 16'9"

Bedroom 2 7'4" x 10'5"

Shower Room 6'6" x 5'10"

Rear Patio Garden

Agents Notes

Disclaimer

