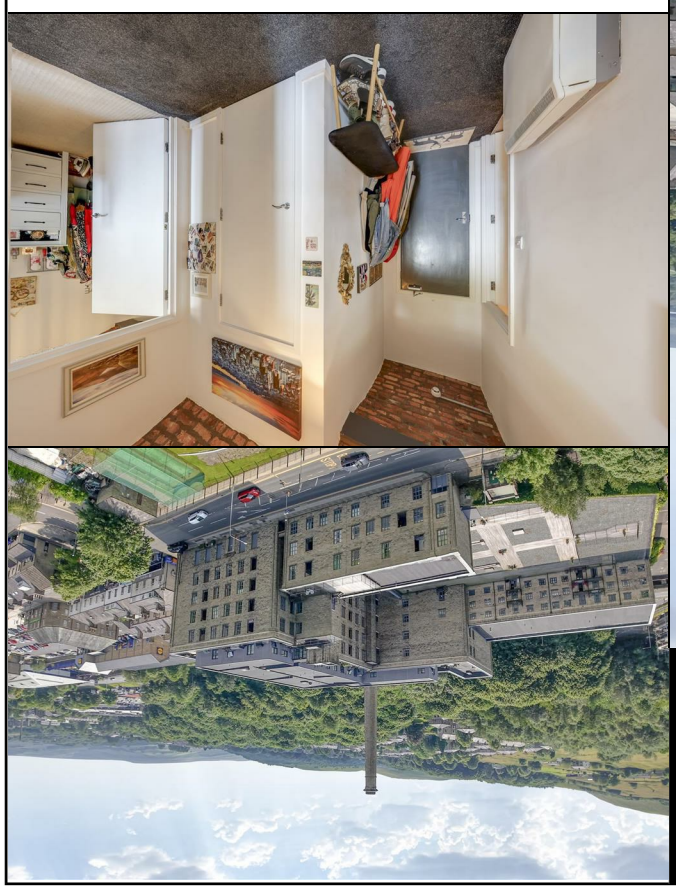
Ilex Mill, Bacup Road, Rossendale, BB4 7NQ

£200,000

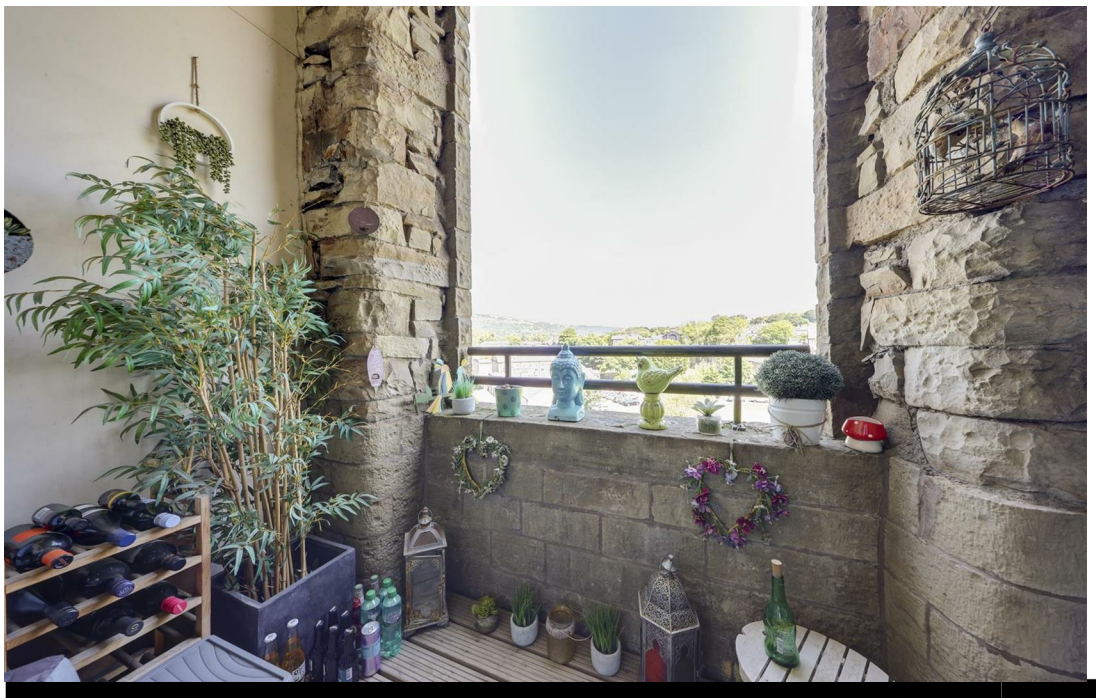


- Ilex Mill, Bacup Road, Rawtenstall, Rossendale
- 1 Bedroom, 4th Floor Apartment
- Open Plan Living, Good Size Bedroom
- Private Balcony with Cricket Club Views
- Modern Neutral Décor & Retained Character Features
- Secure, Gated & Allocated Parking
- Viewing Highly Recommended - Contact Us Now To View
- *** FOR SALE WITH NO CHAIN DELAY ***











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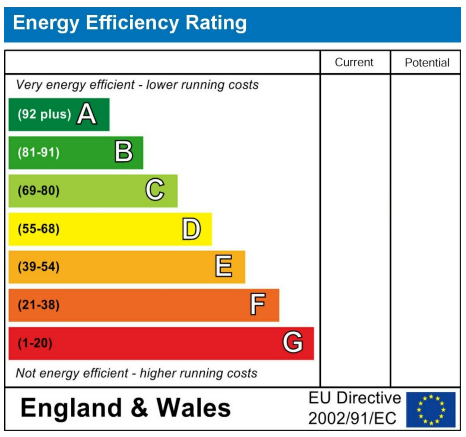
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk

Ilex Mill, Bacup Road, Rossendale, BB4 7NQ

*** NEW *** - Looking for loft-style apartment living in a superb, central Rawtenstall position just minutes from open countryside? Then look no further! Generous open-plan living & good size bedroom. Secure allocated parking, excellent retained original character features, balcony overlooking Rawtenstall Cricket Club - Viewing Highly Recommended, Contact Us Now To View - *** NO CHAIN DELAY ***







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.

This 4th floor Ilex Mill apartment is a lovely, 1 bedroom property set in a favourable position within this popular and historic mill conversion. With genuine original character features retained, this apartment has bags of character, combined with neutral modern décor and good size open plan Lounge/Dining/Kitchen space. There is also a Balcony with lovely outlooks over Rawtenstall Cricket Club adding valuable outdoor space too.

The Kitchen has a range of wall and base units, while both the Lounge area and Bedroom have doors opening onto the private balcony. Secure gated parking provision and both stair and lift access to the 4th Floor complete the picture here. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Ilex mill is perfectly situated to take advantage of the amenities in Rawtenstall town centre, while also being the perfect gateway to Rossendale's wide range of sport & leisure facilities. Within moments of motorway connections commuters are well served, while open countryside is also within easy reach. The location therefore means that Ilex Mill offers the perfect combination of city-style living with easy access to country pursuits.

Hallway 9'9" x 9'6"

Open Plan Living / Dining / Kitchen 18'3" x 20'1"

Balcony 5'8" x 8'11"

Bedroom 1 17'10" x 8'11"

Bathroom 7'7" x 10'2"

Store Room 3'4" x 5'7"

Store Room 3'3" x 5'2"

Covered Parking Space

Agents Notes

Disclaimer



