



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Goodshaw Avenue, Loveclough, Rossendale
- 3 Bedroom, End Townhouse
- Newly Refurbished, Modern Kitchen & Bathroom
- New Flooring / Carpets / Décor Throughout
- Sought After Setting With Gardens Front & Rear
- \*\*\* NO CHAIN DELAY \*\*\*
- VIEWING HIGHLEY RECOMMENDED
- Contact Us NOW To View

50, Goodshaw Avenue, Rossendale, BB4 8PX

**£200,000**  
 Offers Over



50, Goodshaw Avenue, Rossendale, BB4 8PX

\*\*\* NEW \*\*\* - 3 BEDROOM, SPLIT-LEVEL END TOWNHOUSE, DECEPTIVELY SPACIOUS & GREAT VIEWS - Sought After Location, Refurbished With Modern Kitchen / Bathroom / Flooring / Décor, A Great Family Home - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View!!!



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</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>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

Goodshaw Avenue, Loveclough, Rossendale, is a 3 bedroom, split-level end townhouse, situated on a popular estate with a semi-rural feel. The property offers good accommodation which has recently been refurbished and has new floor coverings and décor throughout. A new modern kitchen and bathroom too have also been added, making this a ready to move in to property which has great presentation throughout.

With easy access to bus and commuter routes to Manchester, Burnley and beyond, the property is also ideally located for the local amenities of Crawshawbooth Village and Rawtenstall Town Centre. With a bungalow appearance from the front, the property reveals itself to actually be a spacious townhouse, set over three levels, offering a good size rear garden and elevated views too.

Internally, this property comprises: Entrance Hallway, Family Bathroom, Bedroom 3, stairs up to first floor open plan Living / Dining Kitchen. To the Lower Ground Floor off the Lower Landing are Bedrooms 1 & 2 and Storage. Externally, there are Gardens front & rear too, which frame the property and add valuable outdoor space.

Located within easy reach of a range of local amenities, as well as fabulous open countryside, this property is ideally positioned and easily accessible too.

Landing 27'3" x 4'11"

Hallway

Bedroom 1 13'1" x 9'5"

Bedroom 3 7'10" x 11'2"

Bedroom 2 13'1" x 9'2"

Bathroom 7'10" x 6'1"

Storage

Open Plan Living / Breakfast Kitchen 13'2" x 23'11"

Storage

Front Garden

Rear Garden

Agents Notes

Disclaimer

