



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road East, Lumb, Rossendale
- 2 Bedroom, Mid Terrace Property
- Excellent Presentation Throughout
- Beautiful Kitchen & Bathroom
- Fantastic Styling & Décor
- Open Countryside & Local Amenities Nearby
- VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View

907, Burnley Road East, Rossendale, BB4 9PL

£140,000
Offers Over

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*** NEW *** - BEAUTIFULLY PRESENTED 2 BEDROOM PROPERTY, EXCELLENT INTERIORS THROUGH - Superb, Stylish Living Areas, Popular Residential Area, Front Forecourt & Rear Garden, Close To Nearby Countryside - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View, By Appointment Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	61	
(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.

Burnley Road, Lumb, Rossendale is a 2 bedroom, mid terrace home which is situated in a popular residential area, within easy reach of nearby countryside and local amenities too. Superbly presented throughout, this property has excellent décor and styling throughout, including beautiful kitchen and bathroom appointments. With the addition of a good size tiered garden to the rear too, this property has lots to offer and VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Lounge, Breakfast Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom. Externally, the property has a Front Forecourt Garden and a tiered Rear Garden too.

Located on Burnley Road East at Lumb the property is ideal for commuters to both Rossendale Burnley and is within walking distance of open countryside and nearby amenities. Primary school and local shop facilities are each easily reached, with a great range of facilities available throughout Rossendale as a whole.

Lounge 13'11" x 13'7"

Kitchen/Breakfast Room 6'4" x 13'7"

Basement

Landing 9'4" x 5'2"

Bedroom 1 14'0" x 8'1"

Bedroom 2 10'10" x 5'2"

Bathroom 6'6" x 7'10"

Front Forecourt

Rear Garden

Agents Notes

Disclaimer

