



Farrow & Farrow

ESTATE & LETTING AGENTS



- Chapel Street, Crawshawbooth, Rossendale
- 2 Bedroom, Mid-Terrace Home
- Good Size Living Space
- Well Presented Throughout
- Ideal First Home or Buy-to-Let Investment
- Walking Distance to Crawshawbooth Primary & Centre
- Bus Route to Manchester / Burnley Nearby
- Viewing Highly Recommended - Contact Us To View

5, Chapel Street, Rossendale, BB4 8BS

£170,000
 Offers In The Region Of

5, Chapel Street, Rossendale, BB4 8BS

*** NEW *** - 2 BEDROOM HOME IN SOUGHT AFTER POSITION WITH EXCELLENT, NEUTRAL MODERN PRESENTATION THROUGHOUT - Ideally Positioned Within Easy Reach Of Crawshawbooth Village Centre, Public Transport Links & Open Countryside Nearby, Good Size Living Space, Generous Master Bedroom - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.

Chapel Street, Crawshawbooth, Rossendale is a 2 bedroom, mid-terrace home which is well presented with attractive neutral décor throughout. Close to Crawshawbooth Village centre amenities, this property offers a great combination of position and setting. With generous Living Room and Master Bedroom spaces, the property has a good modern Kitchen & Bathroom too. This property would make an Ideal first home or buy-to-let investment property. too.

Internally, the property briefly comprises: Lounge, Kitchen, first floor Landing off to Bedroom 1 with Dressing Room, Bedroom 2 & Bathroom. To the rear is a open communal garden area with individually used plots.

Situated close to Crawshawbooth village centre, the property gives excellent access to all local amenities, while also providing great public transport and commuter links to Manchester & Burnley, via the X43 and M65/M66.

* 2 Bedroom, Terrace Home * Good Size Living Room & Master Bedroom * Attractive Outlook * Ideal For Nearby Crawshawbooth Village Amenities, Public Transport & Commuter Links and Open Countryside Nearby

Lounge 15'8" x 13'3"

Kitchen/Breakfast Room 7'8" x 13'7"

Landing

Bedroom 1 15'8" x 10'7"

Walk In closet

Bedroom 2 7'9" x 7'1"

Bathroom 7'7" x 6'3"

Communal Rear Yard

Agents Notes

Disclaimer

