



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Taylor Avenue, Waterfoot, Rossendale
- 4 Bedroom, End Quasi Semi-Detached Home
- Good Size Living Space
- Front Deck & Garden, Side Garden
- Off Road Driveway Parking To Rear
- Attractive Wooded Outlook
- Viewing Recommended - By Appointment Only
- Contact Us NOW To View


63, Taylor Avenue, Rossendale, BB4 9SZ

£190,000

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**\*\*\* NEW \*\*\* - 4 BEDROOM END QUASI-SEMI WITH OFF ROAD PARKING & WOODED OUTLOOK - Unusually Good Size Accommodation, Popular Residential Location, Front Deck & Side Garden, OFF ROAD DRIVEWAY PARKING, Ideal For Local Schools - Contact Us NOW To View!!!**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

Taylor Avenue, Waterfoot, Rossendale, is a versatile 4 / 3 bedroom, end quasi semi-detached property, (bedroom 3 currently accessed via bedroom 2), set in a popular residential location with a wooded outlook to the front. Providing off road driveway parking space to the rear, a front deck & garden and a side garden too, the property offers good space both inside and out, while its location which is convenient for a great range of amenities nearby. Viewing here is recommended to fully appreciate the property itself and potential on offer here - contact us now to view.

Internally, this property briefly comprises: Covered Porch, Entrance Hall, open plan Lounge / Dining Room, Kitchen, Bedroom 4 / 2nd Lounge. Off the first floor Landing are Bedrooms 1-3 and the Shower Room. Externally, the property has a Front Deck & Lower Front Garden, Side Garden and off road Driveway Parking completing the picture here.

Located in a popular residential location and on the verge of a pocket of woodland, this property has attractive outlooks to the front. Commuter routes with easy access to M65/M66 links and public transport connections to Manchester and Burnley are all nearby, while Edgeside park and leisure facilities at both Marl Pits and Valley Academy provide excellent sports amenities, while these, BRGS and Waterfoot Primary School are all within walking distance too.

**Hall 4'2" x 5'0"**

**Open Plan Lounge / Dining Room 20'11" x 11'1"**

**Covered Porch**

**Kitchen 8'6" x 14'4"**

**Bedroom 4 / 2nd Lounge 18'6" x 5'6"**

**Landing**

**Bedroom 1 12'1" x 9'4"**

**Bedroom 2 8'10" x 7'5"**

**Bedroom 3 8'8" x 7'8"**

**Shower Room 8'4" x 5'10"**

**Rear Driveway - Off Road Parking**

**Side Patio Garden**

**Front Decking & Garden**

**Agents Notes**

**Disclaimer**

