



Farrow & Farrow

ESTATE & LETTING AGENTS



- East Parade, Rawtenstall, Rossendale
- 4 Bedroom Semi-Detached Home
- Off Road Parking to Front & Rear
- Gardens to Front & Rear
- Ideal Location for Rawtenstall Centre
- Lovely, Spacious Dining Kitchen
- Neutral Modern Decor Throughout
- VIEWING HIGHLY RECOMMENDED - Contact Us To View


2, East Parade, Rossendale, BB4 7RH

£225,000
Offers Over

2, East Parade, Rossendale, BB4 7RH

***** NEW *** - 4 BEDROOM SEMI-DETACHED FAMILY HOME, EXCELLENT MODERN PRESENTATION & PERFECT LOCATION FOR RAWTENSTALL CENTRE - Spacious Social Dining Kitchen, En-Suite To Master, Off Road Driveway Parking, Gardens Front & Rear - VIEWING ESSENTIAL - Contact Us To View!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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.

East Parade, Rawtenstall, Rossendale is a 4 Bedroom modern semi-detached family home, which is ideally located close to the centre of Rawtenstall and offers well presented living space throughout. With off road parking and gardens to both front & rear, the property provides ideal family accommodation, in a great position for all town centre amenities. The Lounge is a good size contemporary reception room and the social Dining Kitchen has French doors out to the Rear Garden too. This great home is available to view now and **VIEWING IS HIGHLY RECOMMENDED** by appointment only through our office.

Internally, this property briefly comprises: Entrance Vestibule, Hall, Lounge with Under Stairs Store, Dining / Kitchen with French Doors out to the Rear Garden and Downstairs WC. Off the first floor Landing with Store are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Bathroom. Externally, there are Front & Rear Gardens and Off Road Driveway Parking both front & rear too.

Set in an outstanding position for Rawtenstall town centre, this property is superbly convenient, giving great access to both nearby commuter / motorway links and express bus routes. Rawtenstall's amenities are just a stone's throw away and within walking distance too are sports and leisure facilities at Marl Pits. Healthcare, shopping, dining and entertaining options are all within easy reach too.

* East Parade, Rawtenstall, Rossendale * 4 Bedroom Modern Semi-Detached Family Home * Well Presented Throughout * Excellent, Convenient Location * Driveway Parking & Gardens Front & Rear * **VIEWING ESSENTIAL**

Vestibule

Hall

Lounge 15'5" x 11'5"

Kitchen/Dining Room 10'2" x 14'10"

WC

Landing

Bedroom 1 12'5" x 11'8"

En-suite Shower Room 5'9" x 7'9"

Bedroom 2 15'5" x 8'1"

Bedroom 3 11'1" x 8'2"

Bedroom 4 9'9" x 6'4"

Bathroom 5'8" x 6'3"

Front Garden & Driveway

Rear Garden

Rear Parking Space

Agents Notes

Disclaimer

