

Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Weir, Bacup, Rossendale
- BRAND NEW HOME TO LET
- 4 Bedroom, Detached Family Property
- Generous, Open Plan Living Accommodation
- Verge of Countryside Setting
- Modern Kitchen with Neff Appliances
- Bond & References Required
- Contact Us To View!!!


Weir Meadows, Burnley Road, Bacup, OL13 8QE

£1,500 PCM
PCM

Weir Meadows, Burnley Road, Bacup, OL13 8QE

*** NEW *** - Brand New 4 Bedroom Detached Family Home To Let. Generous Spacious Accommodation, Off Road Driveway Parking, Village Surroundings, Verge of Open Countryside, Commuter Routes Easily Reached - Bond & References Required - No Pets / Smokers - CONTACT US TO VIEW!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

This property offers 4 bedroom detached family accommodation with open plan living / dining / kitchen space. The second lounge is perfect for modern family living, adding flexibility and options for separate space when required, while the lovely modern kitchen with Neff appliances (dish washer, fridge freezer included) and bathrooms are a great finishing touch. Outside, there are garden and off road parking spaces, plus an exterior store too.

Internally, this property briefly comprises: Entrance Hallway with Downstairs WC, 2nd Lounge, open plan Kitchen / Dining / Family Room and Utility Room. First floor Landing off to Bedroom 1 with Store and En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, the property offers Gardens, and External Store and Off Road Driveway Parking.

Within easy reach of hillside walks, bridleways and bus routes to Burnley, Bacup & Rawtenstall, this property also has through-valley commuter routes and local amenities nearby. Offering a great combination of position and setting, viewing is highly recommended - contact us to view.

* Brand New 4 Bedroom Detached Family Home * Generous Open Plan Kitchen / Dining / Family Space * 2 Lounges, En-Suite To Master * Gardens, External Store & Off Road Driveway Parking * Bond & References Required

Hallway 12'6" x 5'9"

Open Plan Kitchen / Dining / Lounge 24'4" x 27'6"

Utility 4'0" x 6'1"

2nd Lounge 8'4" x 9'5"

WC 5'5" x 2'11"

Landing 15'7" x 6'1"

Bedroom 1 11'2" x 12'9"

En-suite Shower Room 3'11" x 8'9"

Bedroom 2 7'11" x 14'4"

Bedroom 3 8'7" x 11'9"

Bedroom 4 8'0" x 9'1"

Bathroom 6'2" x 9'1"

Front / Side Driveway

External Store Room

Rear Garden

Agents Notes Rental

Disclaimer

