



Farrow & Farrow
ESTATE & LETTING AGENTS



- Turnpike, Newchurch
- Semi Detached Stone Property
- Recently Refurbished Throughout
- Modern Kitchen & Bathroom
- Recent Carpets
- Neutrally Decorated Throughout
- Good Size Rear Garden
- Bond & References Required


46, Turnpike, Rossendale, BB4 9DU

£550 Per Month
Per Month

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*** NOW UNDER APPLICATION *** - SUPERB 2 BEDROOM RENTAL PROPERTY, RECENT KITCHEN, SHOWER ROOM & CARPETS, MODERN NEUTRAL DECOR THROUGHOUT - Ideal For Rawtenstall with Good Schools and Local Amenities Nearby. Unusual, Semi-Detached Property, Totally Ready-To-Move-In & Available To View NOW - CALL US TODAY!!!



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

Turnpike is a superb, modernised semi detached stone built property. Recently refurbished throughout, the property has the benefit of a modern kitchen & shower room, 2 bedrooms and good size rear garden.

Unusual shaped property which has new carpet and neutral decor throughout, Gas central heating system, uPVC double glazing. The result is a fantastic, totally ready-to-move-in home, with excellent outdoor space too.

Internally, the property briefly comprises: Modern Lounge, Kitchen, First Floor Landing with doors off to Bedrooms 1 and 2 and Shower room. Externally is a paved patio, with garden area. Ideally situated for Rawtenstall and Waterfoot, with good schools and amenities close by.

* Recently Refurbished Throughout * Modern Kitchen, Bathroom & Carpets * AVAILABLE TO VIEW NOW * Bond & References Required

Lounge 14'0" x 12'1"

Kitchen 14'1" x 7'4"

Landing

Bedroom 1 11'11" x 11'10"

Bedroom 2 9'3" x 6'0"

Bathroom 7'1" x 3'6"

Front Forecourt

Rear Garden

Agents Notes Rental

Disclaimer

