

**RYDER &
DUTTON**

CHARTERED SURVEYORS
VALUERS • ESTATE AGENTS

£550 per month



Offered on an unfurnished basis is this unique, 1 bedroom stone built character cottage. Ideally located for the amenities of Waterfoot & Rawtenstall, close to bus routes and with access to commuter links to the M66 and M65 Motorways. Having an upside down layout the accommodation comprises of a contemporary open plan kitchen/dining and living space to the first floor and entrance hall, bedroom and shower room to the ground floor. Externally to the front there is a patio garden with storage outbuilding. We are available 8.30am - 8.30pm weekdays and 10am - 4pm weekends. Sorry no pets allowed. Council Tax Band A, EPC to be confirmed. Please note that any property where the Landlord agrees you can keep a pet at the property, the rent will be 5% higher than advertised.

2 Old Street, Rossendale, Lancashire, BB4 9EA

To view this property call 01706 227999

We are available 8:30 am – 8:30 pm weekdays and 10:00 am – 4:00 pm at weekends



Winner 2014, 2015 & 2016



Best Agent Regional Award
Winner 2013, 2014, 2015 & 2016

We recommend you seek information from the following websites before committing to a purchase

Map Quest	http://www.mapquest.co.uk
Local Council	http://www.gov.uk/find-your-local-council
Council Tax Enquires	http://www.voa.gov.uk
Department for Education and Skills	http://www.education.gov.uk
Local School Information	http://www.schoolsnet.com
Coal Mining Reports	http://www.coal.decc.gov.uk
Flood Check	http://www.homecheckflood.co.uk/flood_risk.html
Environment agency	http://www.environment-agency.gov.uk
Broadband Speed	http://www.broadbandspeedchecker.co.uk/broadband_speed_in_my_area.aspx

This property is being dealt with by our office at: 68 Bank Street, Rawtenstall, BB4 8EG

Ryder & Dutton for themselves and the vendor/lessors of this property give notice that these particulars have been prepared in good faith. They are intended for descriptive purpose only and do not constitute any part of an offer or contract. Room sizes quoted are approximate and should not be used for ordering carpet, curtains etc. Any intending purchaser must satisfy themselves by inspection or otherwise as to the information provided and condition of the property and no warranty is given by the vendor, their agents or any other person in their employment. The property is offered subject to contract, prior sale or withdrawal. Please note floor plans are for identification purposes only. Accuracy is not guaranteed. They are not to scale and should not be relied upon for any purchase.