



FINE & COUNTRY




- Cherry Tree Way, Helmshore, Rosendale
- 4 Bedroom, Detached Family Home
- Excellent Modern Presentation Throughout
- Gardens Front & Rear, Plus Off Road Driveway Parking
- Highly Sought After Residential Location
- Great Transport / Commuter Routes Within Easy Reach
- Schools, Amenities & Countryside Nearby
- VIEWING HIGHLY RECOMMENDED - By Appointment Only

63, Cherry Tree Way, Rossendale, BB4 4JZ

Modern family living with outstanding presentation, occupying a generous plot and with lovely views over Tor Hill to the front and Haslingden Golf Course to the rear. With 4 bedrooms, 3 reception spaces and gardens front & rear, this property sits in a highly sought after residential location, close to lovely walks, great transport links, good school and a range of local amenities - VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(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.

Cherry Tree Way, Helmshore, Rossendale is a 4 bedroom detached family home, sitting in highly sought after surroundings within easy reach of great local schools, amenities and transport connections. This property is beautifully presented throughout, with outstanding finishes and design, and offers good size family accommodation with multiple reception spaces. An ideal modern family home, for this property EARLY VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Porch, Lounge, 2nd Lounge, Dining Room, Breakfast Kitchen, first floor Landing off to Bedrooms 1-4 and Shower Room. Externally, there are lovely Gardens Front & Rear, with off road Driveway Parking completing the picture.

Perfectly positioned for great local schools and excellent commuter connections, this property also offers easy access to good public transport links and varied local amenities. With more comprehensive facilities available throughout Rossendale as a whole, the property has excellent sports and leisure provision nearby too, as well as beautiful open countryside within just a few minutes.

Porch 6'5" x 4'3"

Lounge 13'5" x 16'4"

2nd Lounge 17'3" x 8'0"

Kitchen/Breakfast Room 10'3" x 15'1"

Dining Room 9'6" x 10'4"

Landing

Bedroom 1 13'1" x 9'11"

Bedroom 2 10'6" x 10'0"

Bedroom 3 10'4" x 8'4"

Bedroom 4 9'11" x 6'2"

Shower Room 6'7" x 5'3"

Front Garden

Driveway

Rear Garden

Agents Notes

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