



# FINE & COUNTRY



- Newchurch Road, Higher Cloughfold, Rosendale
- 4 Bedroom, Detached Family Home
- Highly Sought After Position
- Generous Accommodation with 3 Reception Areas
- Lovely Presentation Throughout
- Superb Gardens and Off Road Driveway Parking
- VIEWING ESSENTIAL - By Appointment Only
- Contact Us Exclusively To View

# 534, Newchurch Road, Rossendale, BB4 7TL

\*\*\* NEW \*\*\* - An excellent family home, with 4 bedroom detached living space which is beautifully presented throughout and offers spacious accommodation in a highly sought after setting. Bordering farmland to the rear, with off road driveway parking, gardens and generous paved patio, all conveniently located within easy reach of Rawtenstall centre - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Newchurch Road, Higher Cloughfold, Rossendale is a 4 bedroom, detached family home offering excellent living space combined with a great position on the edge of farmland and in one of Rossendale's most preferred residential locations. Beautifully presented throughout, the property has generous living space, a sun room overlooking farmland to the rear, a lovely garden and patio, plus off road parking too. Inside, this property has great decor and really is a wonderful home which is ideally suited to modern family life. With such an outstanding combination of features, viewing here is highly recommended, by appointment, and VIEWING IS AVAILABLE NOW

Internally, this property briefly comprises: Entrance Porch, Hallway / Study Area, Lounge, 2nd Lounge open to Sun Room, Under Stairs WC, Kitchen, Rear Hall and Integral Garage. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, in addition to the Integral Garage is Driveway Parking to the front while to the rear, the generous Patio overlooks the lawned Rear Garden, vegetable plots and views over adjoining farmland.

Located in one of Rawtenstall's most desirable locations, this property offers a setting on a wide, tree-lined road, while to the rear are great superb outlooks too. Excellent sports and leisure facilities at Marl Pits, convenient commuter links and public transport connections to Manchester, popular schools and of course, more of Rossendale's outstanding open countryside are all within easy reach of this exceptional home.

## Porch

Hallway / Study Area 11'3" x 16'0"

Lounge 14'9" x 14'2"

2nd Lounge 12'0" x 12'6"

Sun Room 6'6" x 10'8"

Kitchen 14'0" x 8'11"

## WC

## Rear Hall

## Garage

## Landing

Bedroom 1 12'1" x 12'6"

En-suite Shower Room 5'8" x 8'6"

Bedroom 2 15'1" x 14'6"

Bedroom 3 12'8" x 10'7"

Bedroom 4 13'10" x 6'11"

Bathroom 6'1" x 8'10"

## Agents Notes

## Disclaimer

