



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Dean Road, Haslingden, Rossendale
- 3 Bedroom, Detached Bungalow
- Good Size Living Accommodation
- Conservatory To Rear
- Gardens Surrounding & Off Road Driveway Parking
- Cul-De-Sac Setting
- Good Presentation Throughout
- NO CHAIN DELAY


31, Dean Road, Rossendale, BB4 4DS

£350,000

# 31, Dean Road, Rossendale, BB4 4DS

3 BEDROOM DETACHED BUNGALOW IN CUL-DE-SAC SETTING - Good Size Accommodation, Gardens Surrounding, Conservatory, Off Road Driveway Parking, Good Presentation Throughout - Contact Us To View



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

Dean Road, Haslingden, Rossendale is a 3 bedroom, detached bungalow home, positioned close to the end of a cul-de-sac and with attractive surroundings too. In addition to good size living accommodation on offer, the property also has a conservatory to the rear, en-suite to the master bedroom, gardens front and side and a patio to the rear. Off road parking completes the picture here, with the property backing onto parkland adding and good presentation meaning the property itself appeals too. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Porch, Hall, Lounge, Conservatory, Kitchen / Dining Room, Bedroom 1, En-Suite Shower Room, Bedrooms 2 & 3, Bathroom. Externally, to the front of the property is a lawned Garden and off road Driveway Parking while to the side and rear, are further Garden / Patio areas too.

Enjoying a cul-de-sac setting which backs onto parkland to the rear, this property is ideally suited for local schools and amenities, including shopping, motorway and transport connections, health and fitness facilities. Open countryside is also within easy reach here too.

**Porch 2'7" x 5'2"**

**Hall**

**Lounge 19'1" x 12'4"**

**Conservatory 11'3" x 9'9"**

**Kitchen/Dining Room 19'1" x 10'10"**

**Bedroom 1 12'5" x 14'1"**

**En-suite Shower Room 6'10" x 5'11"**

**Bedroom 2 9'9" x 10'11"**

**Bedroom 3 9'9" x 10'7"**

**Bathroom 5'7" x 8'10"**

**Front Garden**

**Front Driveway**

**Rear Patio**

**Side Garden**

**Agents Notes**

**Disclaimer**

