



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Grane Road, Haslingden, Rossendale
- 3 Bedroom, End Terrace Home
- 2 Further Attic Rooms
- Beautifully Presented Throughout
- Perfect For Nearby Transport Links
- Paved Rear Yard
- Great Amenities Nearby
- **MUST BE VIEWED - Contact Us To View**

216, Grane Road, Rossendale, BB4 5ES

**£180,000**



# 216, Grane Road, Rossendale, BB4 5ES

**\*\*\* NEW \*\*\* - 3 BEDROOM + ATTIC STUDIO, END TERRACE HOME, SUPERBLY PRESENTED & SET IN A CONVENIENT LOCATION FOR LOCAL AMENITIES & TRANSPORT LINKS - Beautiful Throughout, 2 Further Attic Rooms, Gorgeous Styling - MUST BE VIEWED - Contact Us To View, By Appointment Only**



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>		<b>80</b>
(55-68) <b>D</b>	<b>56</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.

Grane Road, Haslingden, Rossendale is a 3 bedroom, end terrace home which is beautifully presented throughout. With the addition of an Attic Studio Room with WC facilities, together with a Utility Basement too, this is a deceptively spacious family home. Situated close to excellent transport connections, as well as popular local schools and great open countryside too, this is a lovely home with outstanding styling and viewing here is therefore most highly recommended - Contact Us To View!!!

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Kitchen, Utility Room. Off the first floor Landing are Bedrooms 1-3 and the Family Bathroom. From Bedroom 3, a staircase leads to a further Attic Studio Room with WC facilities. To the Basement level, there is also a Utility / Basement Room too and externally, a paved Patio Yard and Front Forecourt complete the picture here.

Located on Grane Road, a short distance from both Haslingden town centre amenities and superb motorway connections, this property is also within easy reach of country walks and stunning open scenery, as well as good local schools, country pubs and excellent sports and healthcare facilities too.

## Hallway

Lounge 14'1" x 12'7"

Kitchen/Dining Room 17'8" x 15'11"

Utility 8'8" x 6'6"

## Landing

Bedroom 1 14'5" x 9'10"

## Inner Landing

Bedroom 2 8'3" x 10'3"

Bedroom 3 11'7" x 7'2"

## Inner Landing

Bathroom 10'4" x 6'1"

Attic Studio Rooms 19'7" x 14'10"

WC 4'11" x 3'11"

## Basement

Utility / Basement 11'5" x 12'5"

## Front Forecourt

## Rear Yard

## Agents Notes

## Disclaimer

