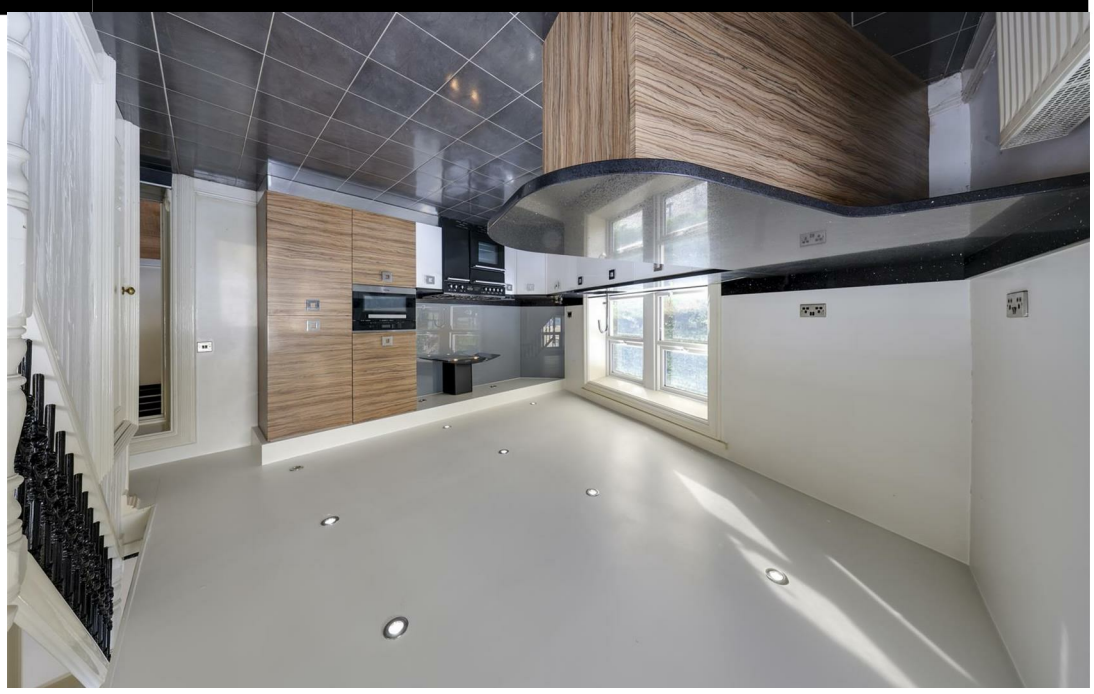
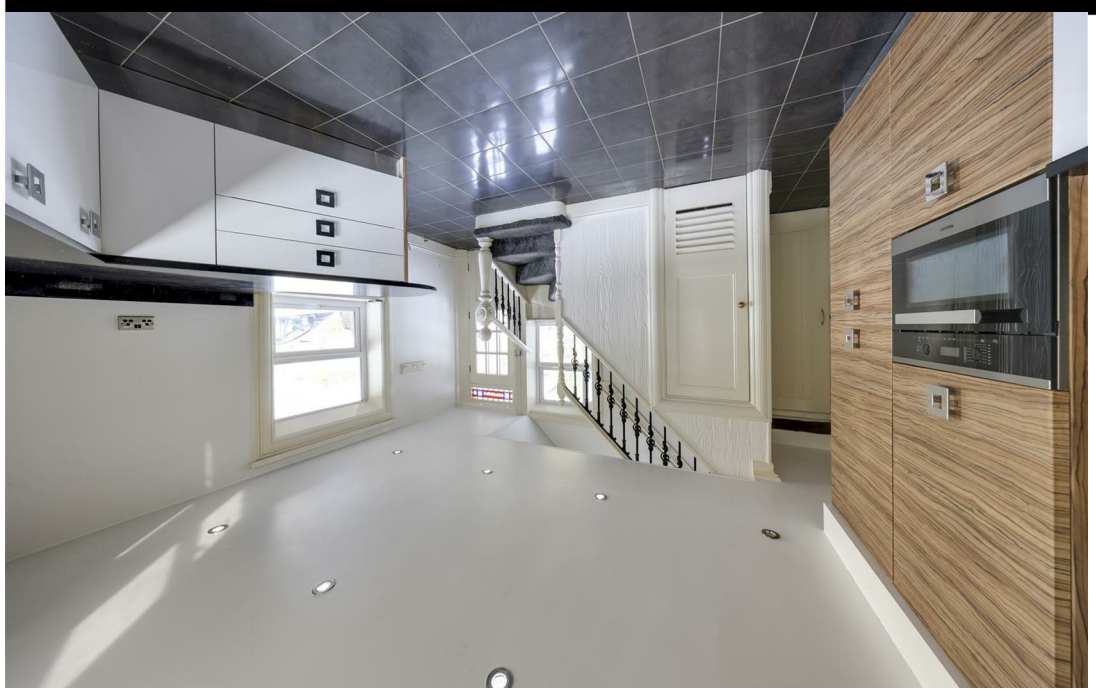
Farrow & Farrow
ESTATE & LETTING AGENTS
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
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- Musbury Fold, Musbury Road, Helmshore, Rosssendale
- 3 Bedroom, Semi-Detached Family Home
- Retained Character With Modern Convenience
- Good Size Living Space
- Gated Rear Garden
- Set On The Verge Of Open Countryside
- Highly Sought After, "Heart Of Helmshore" Position
- VIEWINGS AVAILABLE NOW - By Appointment Only

1 Musbury Fold Cottages, Musbury Road, Rossendale, BB4 4AP

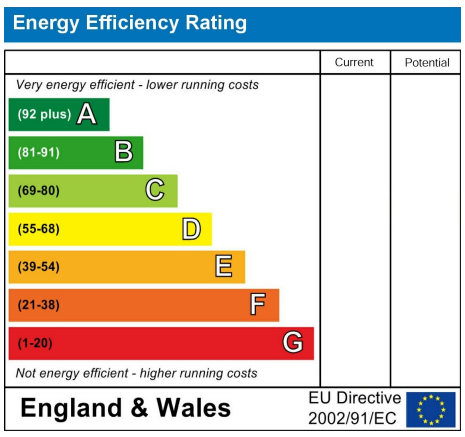
£300,000
Offers Over

1 Musbury Fold Cottages, Musbury Road, Rossendale, BB4 4AP

*** NEW *** - 3 BEDROOM SEMI-DETACHED WITH GATED REAR GARDEN - Combines Character & Modern Kitchen / Bathroom, Highly Sought After Location On Verge Of Open Countryside, Good Size Living Space, *** NO CHAIN DELAY *** - Contact Us NOW To View.







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Musbury Fold Cottage, Musbury Road, Helmshore, Rossendale is a 3 bedroom, semi-detached family home in a highly sought after position on the verge of open countryside. Combining retained character with modern convenience, the property offers generous living space and a good size rear garden with gated access ideal for off road parking provision etc. Set in the heart of Helmshore, the property enjoys easy access to a great range of local amenities and also has the benefit of being offered FOR SALE WITH NO CHAIN DELAY. Viewing here is highly recommended and viewings are available now, by appointment only, through our Rawtenstall.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen / Breakfast Room with Store Room, WC / Utility. Off the first floor Landing with Store are Bedrooms 1-3 and a Jack & Jill Bathroom. Externally, there is a paved Side Forecourt and gated access to the Rear Garden offering parking / grassed area with great scope.

Well located, with all daily amenities within easy reach, Tanner Bank also offers excellent access to a selection of nurseries, primary and secondary schools and sixth form provision. A drive of just a few minutes connects a range of facilities which include a choice of country pubs and restaurants, a local post office, convenience stores, a coffee shop and café and even a local history museum.

Leisure facilities nearby embrace options to suit most interests, including a choice of sports and fitness destinations, Lee Quarry mountain bike centre, Ski Rossendale dry slope, Langwood Fishing Lodge, Rossendale Golf Club, Marl Pits Driving Range and stunning countryside over Haslingden Grane with outstanding views, reservoir and woodland walks, the Belthorn Heritage Trail and Pickup Bank bridleway.

Vestibule 3'0" x 3'6"

Lounge 20'11" x 14'3"

Kitchen/Breakfast Room 16'9" x 14'8"

WC / Utility 3'8" x 7'5"

Under Stairs Store Room 2'0" x 5'0"

Landing 6'2" x 12'10"

Bedroom 1 10'4" x 14'11"

Bedroom 2 10'3" x 11'1"

Bedroom 3 11'11" x 7'3"

Jack and Jill Bathroom 7'11" x 7'4"

Attic Storage

Side Forecourt

Rear Enclosed Garden

Agents Notes

Disclaimer



