



Farrow & Farrow
 ESTATE & LETTING AGENTS



- 4 Bedroom Mid Townhouse
- Modern Kitchen / Bathroom & Decor Throughout
- Good Size Accommodation
- Front Forecourt / Rear Patio / Decking / Upper Garden
- 3 Washroom / toilets
- Ideal For Town Centre & Popular Local Schools
- **VIEWING HIGHLY RECOMMENDED**
- Contact Us To View - By Appointment Only

22b, Grane Road, Rossendale, BB4 5EB

£245,000

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***** NEW *** - MODERN, 4 BEDROOM FAMILY HOME - AN EXCELLENT PROPERTY - Modern Interior, Rear Patio & Upper Garden, Great Location Close To Local Schools, Town Centre Amenities and Superb Commuter Links - Available Now - CONTACT US TO VIEW**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	76	
(55-68) D		
(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.

Grane Road, Haslingden, Rossendale is a stone built, 4 bedroom mid-townhouse, with accommodation well laid out over 3 floors. With a front forecourt, rear patio & decking and upper garden too, the property is nicely presented with neutral decor throughout, including a modern kitchen, family bathroom and en-suite to the master bedroom. This Property offers LOTS OF ACCOMMODATION, GREAT VALUE FOR MONEY!!!

Offering spacious family accommodation, this property internally briefly comprises: Entrance Hall, Downstairs WC, spacious Lounge, Kitchen / Dining Room and Under Stairs Store. Off the first floor Landing are Bedrooms 1 with En-Suite Shower Room, Bedrooms 2 & 3 and the Family Bathroom, while to the 2nd floor is a spacious Study space / Landing and Bedroom 4. Externally, a Front Forecourt Garden adds an attractive approach and to the rear are a Patio, Decking and further Upper Garden too.

Situated in a popular residential area, ideal for schools and all local amenities, the property has excellent transport connections, with the M65/M66 motorway network close by, together with public transport connections to destinations throughout Rossendale and to commuter centres beyond.

* Modern, 4 Bedroom 3 Storey Townhouse * Nicely Presented With Neutral Decor Throughout * Ideal Family Accommodation * Schools, Local Amenities & Commuter Links Nearby

Hall

WC 5'7" x 3'2"

Lounge/Dining Room 22'6" x 13'3"

Under Stairs Store 7'0" x 2'7"

Kitchen/Dining Room 9'9" x 16'3"

Landing 12'4" x 7'6"

Bedroom 1 11'1" x 13'10"

En-suite Shower Room 8'10" x 4'1"

Store Room 3'1" x 6'5"

Bedroom 2 9'10" x 9'0"

Bedroom 3 9'11" x 6'11"

Bathroom 5'7" x 9'0"

Study / 2nd Floor Landing 9'4" x 16'3"

Bedroom 4 14'6" x 16'4"

Front Forecourt Garden

Rear Patio

Upper Garden

Agents Notes

Disclaimer

