



Farrow & Farrow

ESTATE & LETTING AGENTS



- Superb Detached Executive Home
- Available Now for Viewing
- Modern Open Plan Kitchen / Dining Room
- Worcester Gas boiler central heating system
- Master bedroom with en-suite attached
- Integral single garage & Ample Parking
- Fenced and lawned gardens with paving surrounding the property
- Generous block paved driveway offering two car parking spaces
- Alarm with entrance alert
- Generously spaced plots

43, Oakeneaves Avenue, Rossendale, BB4 8FT

£440,000

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AVAILABLE NOW!!! - BRAND NEW HOME READY TO VIEW - The Chatburn is a 4 Bed Executive Detached dwelling that offers a generous open plan dining/kitchen area with Neff appliances as standard, separate lounge and a three piece en suite master bedroom and a four piece main bathroom.



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.

M S M Construction are a small family firm established in 1969, they have been building quality homes in the Rossendale Valley for over 40 years.

A Prestigious development, in a much sought after residential area, yet just a mile from Rawtenstall centre and only one and a half miles from the motorway network giving access to M66, M62, M63, M56 to the South and M56 and M6 to the North. Manchester city centre is a mere 15/20 minutes away and Manchester Airport is approx. 30 minutes.

The Hollins

Please contact the developer direct on:
01706
250090

Sales Office Opening Hours Daily: 11.00am - 4.00pm
Monday - Saturday

Plot 78 - 43 Oakeneaves Avenue - The Chatburn

The Chatburn

Location

The Hollins is a prestigious development set within the picturesque valley of Rossendale, located just outside the village of Crawshawbooth and 1 mile away from the developing historic market town of Rawtenstall.

The area has all the offerings and attributes of the countryside available and the easy reach of the motorway network which includes the M66, M60, M62 & M65, makes way for commuting to numerous locations such as Manchester City centre, Manchester Airport, The Trafford centre, Leeds and Preston.

General

The Hollins is a long term project which offers high standard 4 bedroom executive detached homes characteristically designed to compliment their countryside surroundings.

All our properties carry the NHBC 10 year structural warranty with an extensive range of choices for kitchen units, granite worktops, ceramic wall tiles for bathrooms and kitchen at no extra costs. It is standard for the homes to provide double car width block paved drives, lawned front & rear gardens, Integral garage with up & over garage doors.

Please Note - Photos are examples of The Chatburn finish.



Hall

Cloaks 5'5" x 6'10"

Lounge 11'9" x 18'2"

Open Plan Kitchen 11'0" x 9'4"

Dining Area 8'4" x 9'4"

Utility 8'4" x 9'4"

Landing

Bedroom 1 12'10" x 11'11"

En-suite Shower Room 8'5" x 3'11"

Bedroom 2 11'11" x 8'7"

Bedroom 3 11'8" x 8'10"

Bedroom 4 7'2" x 9'10"

Family Bathroom

Front Driveway & Garden

Integral Garage 15'11" x 8'3"

Rear Garden

Disclaimer