



Farrow & Farrow

ESTATE & LETTING AGENTS



- Sandringham Grove, Haslingden, Rossendale
- 4 Bedroom, Detached Family Home
- Detached Garage & Off Road Driveway Parking
- Well Presented Accommodation
- Master Bedroom with En-Suite
- Highly Sought After Residential Area
- NO CHAIN DELAY - Contact Us NOW To View
- VIEWING HIGHLY RECOMMENDED - By Appointment Only

3, Sandringham Grove, Rossendale, BB4 4BX

£350,000

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*** NEW *** - 4 BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER RESIDENTIAL SETTING, Detached Garage & Driveway Parking, Well Presented, Master With En-Suite Shower Room - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View



Sandringham Grove, Haslingden, Rossendale is a 4 bedroom detached family home, situated in a sought after residential setting. With the additional benefits of a detached garage and off road driveway parking too, the property also has a good size, low-maintenance rear garden. This is a great family home, in an always popular setting and this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY therefore, EARLY VIEWING IS HIGHLY RECOMMENDED. Contact us NOW to arrange your viewing, by appointment only.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Room, Sun Room, Kitchen, Downstairs WC. Off the first floor Landing with Store are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom. Externally, there is a Detached Garage, off road Driveway Parking, Rear Decking and Rear Garden beyond.

Giving excellent access to local schools and amenities, as well as superb commuter connections to M65/M66 and beyond via the regional motorway network, the property is situated in a sought after residential area. Local amenities including Haslingden Sport Centre, the town centre and near supermarket, make this property an ideal family home and as such, early viewing is recommended as interest is expected to be high.



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

Porch 8'7" x 4'3"

Hallway

WC

Lounge 15'5" x 12'8"

Dining Room 11'7" x 10'11"

Sun Room 20'0" x 6'2"

Kitchen 11'9" x 8'10"

Landing

Bedroom 1 13'7" x 10'7"

En-suite Shower Room 7'11" x 2'11"

Bedroom 2 10'7" x 10'9"

Bedroom 3 10'11" x 9'3"

Bedroom 4 6'6" x 9'4"

Bathroom 6'5" x 6'0"

Front Driveway

Detached Single Garage

Rear Garden

Agents Notes

Disclaimer