



Farrow & Farrow

ESTATE & LETTING AGENTS



- Gregory Fold, Helmshore
- Beautiful Stone Cottage
- Well Presented Throughout
- 3 Double Bedrooms
- Good Size Rear Garden
- Close to Schools and Amenities
- A 'Must See' Property
- VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!

7, Gregory Fold, Rossendale, BB4 4JW

£250,000
Offers In The Region Of

7, Gregory Fold, Rossendale, BB4 4JW

*** NEW *** - DECEPTIVELY SPACIOUS AND EXCEPTIONALLY WELL PRESENTED, 3 BEDROOM COTTAGE IN A SUPERB, SOUGHT AFTER LOCATION - Perfectly Situated For Popular Local Schools, Excellent Presentation Throughout, Gorgeous Features, Ideally Located For Commuter & Transport Links - VIEWING ESSENTIAL - Contact Us To View!!!



Gregory Fold, Helmshore, Rossendale is a 3 bedroom, stone built character cottage which is beautifully well presented and offers deceptively spacious accommodation over 3 floors. With a lovely garden together with wonderful decor, superb modern Kitchen & Bathroom and lovely character too, this is a genuinely exceptional property in a great location. VIEWING IS HIGHLY RECOMMENDED WITHOUT DELAY - Contact Us To View!!!

Internally, this property briefly comprises: Entrance Porch, Lounge, Kitchen, first floor Landing off to Bedrooms 1 & 2, second floor Landing off to Bedroom 3 and Bathroom. Externally, to the front of the property is an Indian flagged forecourt and to the rear, the patio garden is a lovely place to enjoy the outdoors too.

Perfectly sited for access to good local schools, amenities, healthcare and sports & leisure facilities, this property provides an ideal combination of features and is located close to excellent motorway connections, good local schools and comprehensive supermarket shopping options. Also within a few minutes of beautiful open countryside, this property is an unusual find and expected to generate high levels of interest, so early viewing is most certainly recommended.

* 3 Bedroom Stone Cottage * Gorgeous Decor, Presentation & Character * Deceptively Spacious * Perfectly Located For Local Schools, Amenities & Transport / Commuter Links * VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!

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 7'0" x 3'6"

Lounge / Dining 18'2" x 16'5"

Kitchen 18'5" x 9'0"

Landing 5'3" x 14'6"

Bedroom 1 12'8" x 14'10"

Bedroom 2 14'0" x 9'4"

2nd Landing

Bedroom 3 9'4" x 13'11"

Bathroom 10'8" x 9'6"

Front Forecourt

Rear Garden

Agents Notes

Disclaimer

