



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Victoria Street, Haslingden, Rossendale
- 4 Bedroom Semi-Detached Family Home
- Scope For Potential 5th Bedroom
- Generously Spacious Accommodation
- Well Maintained Throughout
- 2 Separate Reception Rooms
- VIEWING HIGHLY RECOMMENDED
- View By Appointment Only - Contact Us To View

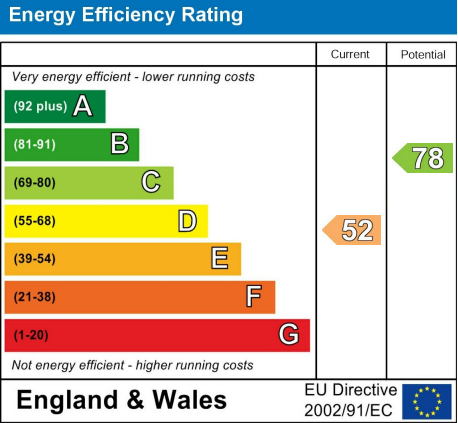
4, Victoria Street, Rossendale, BB4 5DL

**£200,000**  
Offers Over



4, Victoria Street, Rossendale, BB4 5DL

\*\*\* NEW \*\*\* - GENEROUSLY SPACIOUS, 4 BEDROOM SEMI-DETACHED FAMILY HOME - 4 Storey Accommodation, Well Maintained Throughout, 2 Separate Reception Rooms, Basement Workshop / Utility, Potentially 5 Bedrooms -VIEWING HIGHLY RECOMMENDED - By Appointment Only



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.

Victoria Street, Haslingden, Rossendale is a 4 bedroom, semi-detached family home, which is well laid out over 4 floors. Including 2 separate reception rooms, the property offers potential scope for a 5th bedroom, while also having a Basement Utility / Workshop too. With generously spacious living accommodation and even a Front Forecourt and Rear Patio Garden too, this is a great prospect, a superb family home and a fantastic opportunity for which VIEWING IS HIGHLY RECOMMENDED, By Appointment Only.

Internally, this property briefly comprises: Entrance Vestibule, Hallway, Lounge, Dining Room, Breakfast Kitchen. Basement Utility / Workshop. First floor Landing off to Bedrooms 1 & 2, Study and Family Bathroom. Second floor Landing off to Bedrooms 3 & 4 and 2 / Potential Bedroom 5. Externally, the property has a Front Forecourt Garden and to the rear, is a Patio Yard too.

Located within easy reach of town centre amenities, this property is superbly convenient too. In a popular location which is sought after too, especially when being semi-detached and with several bedrooms, this home is also within easy reach of excellent transport connections, motorway links and public transport options too.

Vestibule 3'6" x 3'7"

Hallway 17'8" x 3'7"

Lounge 12'11" x 10'11"

Dining Room 15'0" x 11'8"

Kitchen/Breakfast Room 11'4" x 8'2"

Utility Basement Workshop 13'10" x 14'11"

Landing

Bedroom 1 13'1" x 15'1"

Bedroom 2 9'3" x 9'4"

Study 5'6" x 9'4"

Bathroom 10'11" x 8'2"

2nd Floor Landing

Bedroom 3 14'2" x 9'2"

Bedroom 4 14'2" x 7'7"

Study 2 / Potential Bed 5 14'2" x 6'1"

Front Forecourt

Rear Patio Yard

Agents Notes

Disclaimer

