



Farrow & Farrow

ESTATE & LETTING AGENTS



- Holcombe Road, Helmshore
- Lovely Traditional Stone Cottage
- Good Size Dining / Kitchen
- 2 Bedrooms
- River Views to Rear
- Potential To Add Value
- Viewing Highly Recommended
- No Chain Delay!


354, Holcombe Road, Rossendale, BB4 4NF

£180,000

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*** NEW *** 2 BEDROOM COTTAGE IN THE HEART OF HELMSHORE, GOOD ROOM SIZES, ** NO CHAIN DELAY! **- Sought After Position, Open Countryside Nearby, Commuter / Motorway Links & Local Schools Within Easy Reach, In need of some Modernisation.- 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.

Holcombe Road, Helmshore, Rossendale is a lovely traditional 2 bedroom cottage, with unusually good size rooms. With a spacious Dining Kitchen and a Lounge with feature fire place, this property offers the new owner scope to improve and add value. Decorated in warm neutral tones, the property has a lovely homely feel which continues to the upper floor, where 2 good double bedrooms (bedroom 1 has fitted wardrobes), join the Bathroom. Offered FOR SALE WITH NO CHAIN DELAY.

With a patio garden to the front and a pleasant outlook to the rear too, the property sits in a highly sought after position in the heart of Helmshore and renowned local features, while open countryside and excellent transport links, as well as popular local schools and a wealth of amenities throughout Rossendale are all easily reached.

Internally this property briefly comprises: Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and Bathroom. Externally, to the front of the property is a patio garden approach, while to the rear, communal outdoor space and a store at the end complete the picture for this lovely home.

Located perfectly for all that Helmshore has to offer, the property is on the verge of open countryside and has walks, parks and fabulous natural amenities almost on the doorstep.

* 2 Bedroom Cottage * Garden Fronted * Sought After Position * VIEWING HIGHLY RECOMMENDED * NO CHAIN DELAY!

Lounge 11'3" x 11'9"

Kitchen/Dining Room 15'0" x 11'11"

Under Stairs Storage

Landing

Bedroom 1 11'4" x 11'10"

Bedroom 2 11'11" x 7'2"

Bathroom 15'1" x 4'4"

Store

Front Garden

Rear Patio

Agents Notes

Disclaimer

