



Farrow & Farrow
 ESTATE & LETTING AGENTS



- Holcombe Road, Helmshore, Rossendale
- 3 Bedroom End Terrace Home
- Generous Accommodation Over 4 Floors
- Beautifully Presented Throughout
- Excellent Kitchen & Bathroom, Multi-Fuel Burner
- Good Size Garden & Attractive Rear Outlook
- Highly Sought After, Heart of Helmshore Position
- VIEWING ESSENTIAL - Contact Us To View

628, Holcombe Road, Rossendale, BB4 4AN

£325,000
 Offers Over

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***** NEW ***** - AN EXCEPTIONAL, 3 BEDROOM HOME WITH 2 FIRST FLOOR BEDROOMS & SPACIOUS 2ND FLOOR BEDROOM IN THE HEART OF HELMSHORE - Generous Living Space With Beautiful Presentation Throughout, Good Size Garden With Attractive Outlooks, Feature Multi-Fuel Burner, Deceptively Spacious Accommodation, Highly Sought After Position In Popular Surroundings - CONTACT US TO VIEW!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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 quite simply, a fabulous 3 bedroom end terrace home. Set in the heart of highly sought after surroundings, this wonderful property offers the very best of Helmshore while at the same time, providing beautiful and deceptively spacious family living accommodation. Gorgeous interiors feature superb improvements, including the kitchen and bathrooms while externally, a good size rear garden and front forecourt add valuable outdoor space, with attractive outlooks to the rear being the icing on the cake. Viewing here is a definite must and essential to fully appreciate the standard and scale of accommodation on offer - contact us to arrange an early viewing and avoid potential disappointment.

Internally, this property briefly comprises:

Ground Floor - Entrance Vestibule, Lounge & 2nd Lounge.

Lower Ground Floor - Dining Kitchen with Rear Hall, Dining Room.

First Floor - Landing with Store off to Bedrooms 1 & 2 and the Bathroom.

Second Floor - Landing off to Bedroom 3, 2nd Bathroom and Eaves Storage.

Located in the heart of Helmshore, this property offers aspirational family living in a popular and highly sought after location. With open countryside and excellent commuter connections both within easy reach, this property combines the best of both worlds, while also having good local schools and excellent local amenities available nearby.

Vestibule 3'10" x 3'8"

2nd Lounge 16'1" x 15'2"

Lounge with Juliet Balcony 16'5" x 15'1"

Lower Ground Floor

Kitchen/Dining Room 16'10" x 15'1"

Dining Room 16'2" x 15'1"

Rear Hall

First Floor Landing 5'6" x 13'0"

Bedroom 1 16'5" x 15'1"

Bedroom 2 10'4" x 6'6"

Bathroom 9'11" x 7'5"

2nd Landing

Bedroom 3 14'2" x 14'5"

2nd Bathroom 6'2" x 13'10"

Rear Garden with Decking

Agents Notes

Disclaimer

