



Farrow & Farrow

ESTATE & LETTING AGENTS



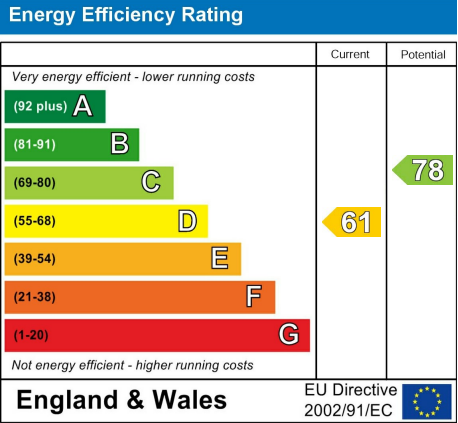
- Hargreaves Drive, Rawtenstall, Rossendale
- 3 Bed Semi Detached Family Home
- Off Road Parking for 2 Cars
- Good Size Rear Garden
- Dining / Kitchen with Separate Utility / WC
- Ideal Location for Rawtenstall Centre
- Close to Schools & Amenities
- Viewing Recommended

28, Hargreaves Drive, Rossendale, BB4 8SP

£260,000
 Offers Over

28, Hargreaves Drive, Rossendale, BB4 8SP

NEW!!! - SPACIOUS 3 BEDROOM SEMI-DETACHED FAMILY HOME, WITH GOOD SIZE REAR GARDEN, 2 CAR OFF ROAD PARKING, 3 DOUBLE BEDROOMS & CONVENIENT LOCATION - Good Size Rooms, Modern Kitchen & Bathroom, An Ideal Family Home In A Great Position - CALL NOW!!!



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.

Hargreaves Drive, Rawtenstall, Rossendale is a lovely 3 bedroom semi-detached family home. The property has throughout, spacious room sizes and is topped off with good size rear garden and off road parking to the front. With a modern kitchen / dining space, plus a separate utility / wc and 3 double bedrooms, this is an ideal family property especially for those seeking a property with close proximity to the Town Centre and local schools.

Internally, the property briefly comprises: Vestibule, Lounge, Kitchen / Dining , Utility/Store & Downstairs Cloaks, first floor Landing off to Bedrooms 1-3 and Family Bathroom. Externally, the excellent rear Garden is unusually generously sized and to the front is off road parking which provides an attractive approach too.

Located close to Rawtenstall, the property allows for easy access to all town centre amenities and fantastic commuter connections. Within walking distance of the X43 express bus route to Manchester, the property is also equally well served by public transport and offers entertainment, dining and schools within easy reach.

* GENEROUS 3 Bedroom Semi * Good Size Rear Garden * Well Presented Throughout * Conveniently Located For All Local Amenities & Transport Links * Available Now to View

Hall

Lounge 14'0" x 16'7"

Kitchen/Dining Room 9'9" x 12'8"

Rear Hall 3'5" x 6'6"

Utility / WC 6'0" x 6'6"

Store

Landing 7'1" x 6'5"

Bedroom 1 9'11" x 13'0"

Bedroom 2 14'1" x 12'8"

Bedroom 3 10'10" x 9'6"

Bathroom 6'0" x 6'5"

Front Driveway

Rear Garden

Agents Notes

Disclaimer

