



Farrow & Farrow
ESTATE & LETTING AGENTS



- Limewood Close, Helmshore
- 3 Storey Town House
- 3 Bedrooms, 3 Bathrooms
- Superb Views To Rear
- Integral Garage
- Good Standard of Accommodation
- Close to Local Schools & Amenities
- No Chain Delay

29, Limewood Close, Rossendale, BB4 4HZ

£280,000

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New - 3 Storey Town House - Superb Family Accommodation set on a small cul-de-sac. 3 Bedrooms, 3 Bath. Fantastic Views to the rear over Helmshore, close to local amenities and easy access to Motorways. Call Today to View.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(55-68) D		
(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.

Limewood Close is a superb 3 bed, 3 Bath modern town house set over three floors, located on a small development just off Helmshore Road, within a small private Cul-de-sac. Boasting good views to the rear overlooking Helmshore and beyond.

The property briefly comprises: Entrance Hallway, Shower Room, Bedroom 3, Utility Room, Integral Garage, First Floor Landing with L shaped Lounge, Kitchen, Second Floor Landing, Bedroom 1, En-suite Shower Room, Bedroom 2 and Family Bathroom. Externally, Front Driveway, Rear Patio and Lower Garden Area.

Situated near an excellent range of local amenities, the property provides a great base for nearby schools, sports and leisure facilities, country walks, healthcare access, commuter routes and all the best that Helmshore and Rossendale as a whole have to offer. Shopping and everyday provisions are well catered for, with local shops and a supermarket both easily reached, while bus routes connect the area with surrounding destinations and into City Centre Manchester too.

3 Storey Townhouse * 3 Bed * 3 Bath * Superb Views to Rear * Gas Central Heating * uPVC Double Glazing

Hall 9'8" x 6'2"

Bedroom 3 9'5" x 8'1"

Shower Room 9'9" x 2'9"

Utility 5'8" x 6'2"

Integral Garage 15'11" x 7'8"

First Floor Landing

Lounge 16'10" x 14'7"

Kitchen 8'7" x 8'0"

2nd Floor Landing

Bedroom 1 12'6" x 8'8"

En-suite Shower Room 5'5" x 5'2"

Bedroom 2 12'11" x 14'7"

Bathroom 5'5" x 5'2"

Driveway

Rear Patio

Lower Rear Garden

Agents Notes

Disclaimer

