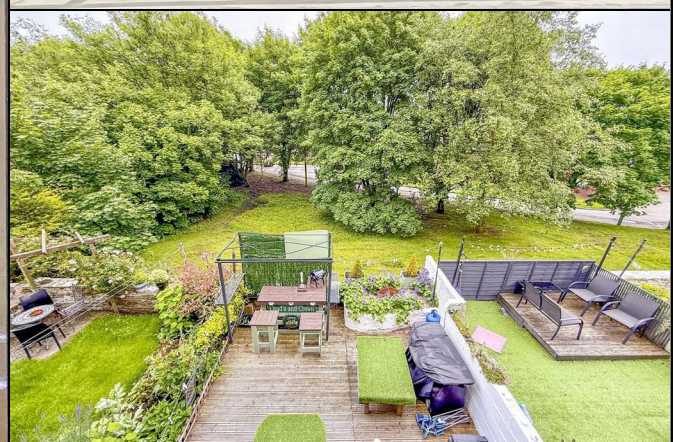




Farrow & Farrow

ESTATE & LETTING AGENTS



- Haslingden Road, Rawtenstall, Rossendale
- 3 Bedrooms, 2 Reception Rooms, Rear Garden
- Ideal Position For Rawtenstall Centre Amenities
- Well Laid-Out, 3 Storey Living Accommodation
- Good Modern Presentation
- Beautiful Contemporary Kitchen & Bathrooms
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN DELAY - CONTACT US NOW TO VIEW

300, Haslingden Road, Rossendale, BB4 6SH

£220,000
Offers Over

300, Haslingden Road, Rossendale, BB4 6SH

***** NEW *** - STUNNING MID TERACE STONE HOME WITH RETAINED ORIGINAL FEATURES & GARDEN- 3 Bedroom, Master En-Suite, Superb Contemporary Kitchen & Bathrooms, Exceptionally Presented 3 Storey Living, VIEWING ESSENTIAL - No Chain Delay - CONTACT US NOW TO VIEW!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	41	
(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.

Haslingden Road, Rawtenstall, Rossendale is a genuinely outstanding property. Rarely do homes this well renovated and presented come to the market and this fantastic 3 bedroom home certainly doesn't disappoint. With 2 reception rooms and an En-Suite Shower Room to the Master Bedroom, this excellent home offers ideal living accommodation for modern families. Contemporary finishes extend throughout the whole property, with a particularly special kitchen and bathrooms too. This property really does offer the best of modern living combined with the solidity of traditional structure, to create a wonderful contemporary home. Viewing is very highly recommended and certainly, early viewings are suggested in order to avoid disappointment, as this property is offered for sale with NO CHAIN DELAY.

Internally, this property briefly comprises: To the Ground Floor - Kitchen / Breakfast Room and Lounge, to the Lower Ground Floor - 2nd Lounge and Store. Off the 1st Floor Landing are the Master Bedroom with En-Suite Shower Room, Bedrooms 2 & 3 and Family Bathroom. To the rear, a Patio Garden provides valuable outdoor space and the property is non-overlooked to both front & rear.

Situated between Rawtenstall and Haslingden, in a prominent position of note, the property offers a convenient location close to superb commuter links and public transport connections. Good local schools are within walking distance, while all local amenities are also easily accessed.

Kitchen/Breakfast Room 13'3" x 13'3"

Lounge 11'10" x 13'8"

Lower Ground

2nd Lounge 11'9" x 13'1"

Store 13'6" x 2'11"

First Floor

Landing

Bedroom 1 10'8" x 13'5"

En-suite Shower Room

Bedroom 2 8'7" x 6'7"

Bedroom 3 7'5" x 6'10"

Bathroom 6'11" x 6'7"

Rear Patio Garden

Agents Notes

Disclaimer

