



Farrow & Farrow

ESTATE & LETTING AGENTS



- Ventnor Road, Haslingden, Rossendale
- Detached Family Home, 3-4 Bedrooms
- Flexible Accommodation Inc 3 Receptions
- Integral Garage & Off Road Driveway Parking
- Excellent Gardens Front & Rear
- Popular Setting, Ideal For Local Schools & Amenities
- **VIEWING HIGHLY RECOMMENDED**
- Contact Us To View - By Appointment Only

36, Ventnor Road, Rossendale, BB4 6QP

£430,000

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BEAUTIFUL DETACHED FAMILY HOME IN GREAT POSITION - Southerly Facing Rear Garden, Great Presentation Throughout, 3 Reception Areas Inc Conservatory, Integral Garage & Off Road Driveway Parking - VIEWING HIGHLY RECOMMENDED - Contact Us Now To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	46	
(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 accepted. 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.

Ventnor Road, Haslingden, Rossendale is a 3 - 4 bedroom, detached family home in a sought after setting which is ideal for a range of local schools, amenities and even country walks too. Well presented throughout, the property has 3 reception areas, including a good size conservatory to the rear. With an integral garage and excellent gardens to both front and rear too, this property certainly has a lot of appealing attributes and is available now, with viewing highly recommended.

Internally, this property briefly comprises: Entrance Porch, Hallway with Downstairs WC, Lounge through to Dining Room open to Sun Room, Breakfast Kitchen, Further Kitchen Area, Integral Garage. Off the first floor Landing are Bedroom 1, Dressing Room / Bedroom 4, Bedrooms 2 & 3 and the Family Bathroom.

Externally, in addition to the Integral Garage, there is also off road Driveway Parking too, with beautifully Gardens Front & Rear including Patio / Entertaining Areas, water feature, lawned areas and mature planted borders too. A further area of garden space is used by this property to the rear boundary (not included in the sale).

Located in a desirable position with its southerly rear aspect and within sought after residential surroundings, the property offers convenient access to excellent commuter links and easy access to popular local schools. Comprehensive facilities are available in Rawtenstall and Haslingden town centres, while open countryside and walks are just moments away. Sports and leisure facilities together with health care provision, shopping and dining provision are all nearby, as are public transport links throughout the Rossendale Valley and on to Manchester City Centre too.

Porch 3'5" x 8'4"

Hallway 16'2" x 8'4"

WC 7'8" x 3'2"

Lounge 15'6" x 12'2"

Dining Room 8'11" x 10'9"

Sun Room 19'11" x 7'9"

Kitchen/Breakfast Room 8'11" x 9'11"

Further Kitchen Area 8'11" x 8'2"

Landing

Bedroom 1 9'4" x 12'6"

Dressing Room / Bed 4 12'4" x 8'4"

Bedroom 2 9'1" x 11'6"

Bedroom 3 8'11" x 10'2"

Bathroom 5'4" x 6'11"

Integral Garage 18'11" x 8'7"

Front Garden

Rear Patio

Rear Garden

Further Garden Area

Agents Notes

Disclaimer

