



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Heightside Lane, Crawshawbooth, Rossendale
- 4 Bedroom Detached Bungalow
- Well Presented Living Accommodation Throughout
- Spacious, Quarter Acre Plot With Great Views
- Double Garage & Ample Driveway Parking
- Lovely Position Close To Countryside & Local Amenities
- NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

Stonebank, 2, Heightside Lane, Rossendale, BB4 8TH

£575,000

Offers In The Region Of

# Stonebank, 2, Heightside Lane, Rossendale, BB4 8TH

\*\*\* NEW \*\*\* - 4 BEDROOM DETACHED BUNGALOW ON EXCELLENT, 1/4 ACRE PLOT WITH DOUBLE GARAGE & AMPLE DRIVEWAY PARKING - Well Presented Throughout, Close To Both Countryside & Crawshawbooth Centre Amenities, Generous Gardens & Lovely Views - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>81</b>
(55-68) <b>D</b>	<b>71</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Stonebank, Heightside Lane, Crawshawbooth, Rossendale is a 4 bedroom, detached bungalow, set on a generous plot of just over a quarter of an acre in all. With a double garage, ample driveway parking and excellent gardens outside, the property also boasts 3 reception rooms including a conservatory with superb views, an en-suite to the master bedroom and a separate utility room too. The property is well presented throughout and offers a great combination of lovely views, good living space and a great position too. Stonebank also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Conservatory, Dining Room, Breakfast Kitchen, Utility Room, Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom. Externally, in addition to the Double Garage and ample off road Driveway Parking, there are also extensive gardens / grounds surrounding the property, all of which sits on a plot of just over a quarter of an acre.

Sitting at the start of Heightside Lane and the head of Bonfire Hill Road, Stonebank enjoys a comparatively peaceful, yet easily reached position which is still within easy reach of local amenities. Open countryside is a short walk away, while stunning Valley views are to be had directly from the property itself and of course, from the wraparound gardens too.

**Hallway 7'3" x 32'9"**

**Lounge 21'4" x 13'10"**

**Conservatory 12'0" x 11'1"**

**Dining Room 10'0" x 7'11"**

**Kitchen/Breakfast Room 15'6" x 8'6"**

**Utility & Boiler Room 16'1" x 9'3"**

**Bedroom 1 15'3" x 10'11"**

**En-suite Shower Room 11'5" x 6'11"**

**Bedroom 2 8'10" x 13'8"**

**Bedroom 3 8'11" x 10'10"**

**Bedroom 4 10'1" x 7'6"**

**Bathroom 12'1" x 8'0"**

**Driveway Parking**

**Double Garage 19'5" x 18'8"**

**Side Garden**

**Front Rockery Garden**

**Side Patio**

**Side Garden**

**Rear Garden**

**Agents Notes**

**Disclaimer**

