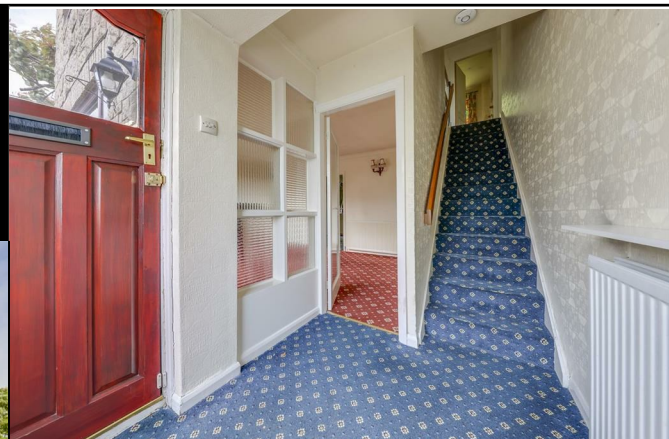




Farrow & Farrow
ESTATE & LETTING AGENTS



- Oaklands Drive, Rawtenstall, Rossendale
- 4 Bedroom, Detached Family Home
- Highly Sought After Location
- Excellent Opportunity To Modernise & Add Value
- Garage, Driveway Parking, Gardens Front & Rear
- Perfect Position For Rawtenstall Amenities
- Viewing Highly Recommended
- VIEW BY APPOINTMENT ONLY - Contact Us To View


7, Oaklands Drive, Rossendale, BB4 6SA

£299,950
Offers Over

7, Oaklands Drive, Rossendale, BB4 6SA

*** 4 BEDROOM DETACHED FAMILY HOME IN SOUGHT AFTER POSITION, CLOSE TO RAWTENSTALL *** - Opportunity To Modernise & Add Value, Whittaker Park Within Walking Distance, Good Gardens Front & Rear, Garage & Off Road Driveway Parking - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - Contact Us To View



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		84
(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.

Oaklands Drive, Rawtenstall, Rossendale is a 4 bedroom, detached family home, ideally situated for Rawtenstall centre. With good size accommodation on offer, this property is close to Whittaker Park and sought after schools, popular transport links and a variety of shopping and leisure options. The property itself is a great opportunity to add value by modernisation and upgrading and as such, viewing is highly recommended, by appointment only.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Rear Hall, WC, Integral Garage. Off the first floor Landing are Bedrooms 1-4 and the Bathroom. Externally, in addition to the Integral Garage there is off road Driveway Parking, plus good Gardens Front & Rear.

Perfectly located for excellent transport links, as well as popular local schools, this home has lots to offer and a great position for Rawtenstall amenities. With excellent potential to modernise, the property is highly desirable and is a great base for all that Rossendale has to offer.

Hall 7'9" x 5'6"

Lounge 12'11" x 16'1"

Dining Room 10'9" x 9'0"

Kitchen 10'8" x 9'10"

Rear Hall 6'0" x 6'8"

WC 2'6" x 5'7"

Integral Garage 18'9" x 10'0"

Landing 9'2" x 7'0"

Store 2'6" x 4'4"

Bedroom 1 13'11" x 9'11"

Bedroom 2 10'11" x 10'10"

Bedroom 3 13'0" x 9'9"

Bedroom 4 13'7" x 8'11"

Bathroom 7'3" x 7'10"

Front Garden & Driveway

Rear Garden

Agents Notes

Disclaimer

