



Farrow & Farrow

ESTATE & LETTING AGENTS



- 327 Haslingden Road, Rawtenstall
- Beautiful Mid Stone Terrace Home
- Stunning Breakfast Kitchen / Dining
- 3 Bedroom & Bathroom
- Front Garden & Patio
- Rear Yard with Storage
- Ideal Location for Rawtenstall & Haslingden
- Viewing Highly Recommended!

327, Haslingden Road, Rawtenstall, BB4 6SH

£250,000
 Offers Over

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*** NEW ***- A LOVELY 3 DOUBLE BEDROOM FAMILY HOME IN A GREAT LOCATION - Very Nicely Presented Throughout, Generous Living Space, Elevated Position, Ideal For Schools, Amenities & Excellent Commuter Connections - CONTACT US NOW TO VIEW!!!



Haslingden Road, Rawtenstall, Rossendale is an attractive 3 bedroom family home, ideally situated close to local amenities, good schools, fantastic commuter connections and Whitaker Park too. With good size living spaces that are presented to a high standard, this ideal family home has a patio yard to the rear, and an elevated front patio which is perfectly orientated to maximise sunny aspects. This lovely home has generous accommodation and all three bedrooms are doubles, while the bathroom has both a bath and separate shower. For this property, EARLY VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Vestibule, Hallway, Lounge, Dining Kitchen, Utility, Downstairs WC, External Store and External Workshop. Off the first floor Landing are Bedrooms 1 & 2 each with stores. The second floor Landing leads off to Bedroom 3 and the Bathroom. Externally, in addition to the Store and Workshop, the property has a Rear Patio Yard and to the front, there is an elevated Front Patio which is a great suntrap, plus a lawned garden approach too.

Conveniently located for a range of amenities, the property offers easy commuter connections through excellent motorway connections, while the town centre is within easy reach and a good choice of schools are also close at hand. Shopping and entertainment options in Rawtenstall are varied, with healthcare, sports & leisure and beautiful open countryside all to be found nearby.



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

Vestibule

Hall

Lounge 13'5" x 11'0"

Breakfast Kitchen/Dining Room 14'8" x 14'6"

Utility 5'3" x 5'10"

WC 3'3" x 5'10"

Landing

Bedroom 1 13'5" x 14'7"

Bedroom 2 12'4" x 14'7"

2nd Landing

Bedroom 3 10'11" x 14'7"

Bathroom 10'2" x 13'1"

Front Garden

Front Patio

Rear Patio Yard

External Store 2'9" x 6'6"

Workshop 8'5" x 10'4"

Agents Notes

Disclaimer