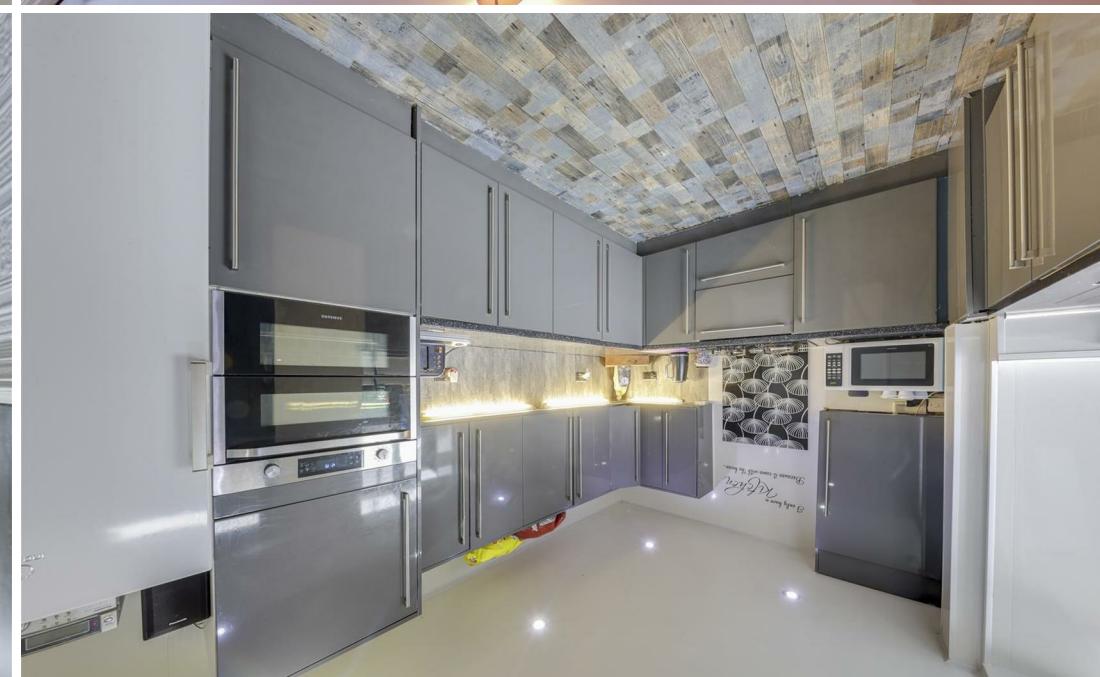




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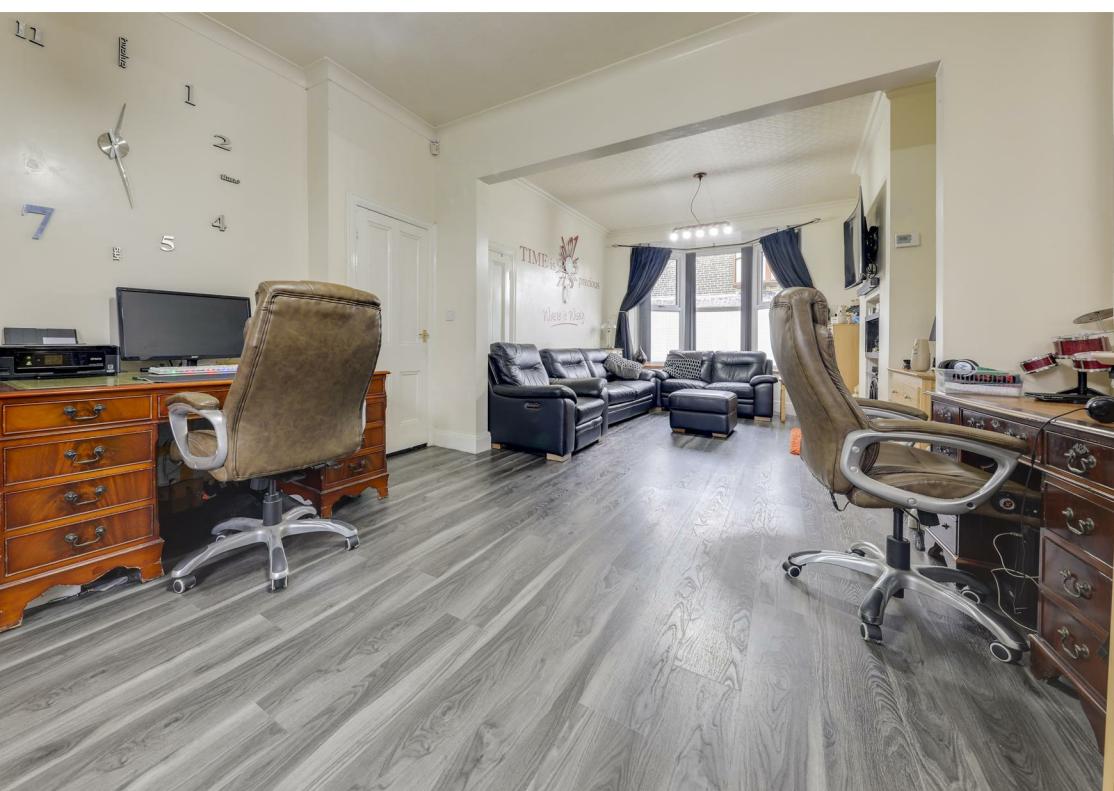
- Lyndale Avenue, Haslingden, Rossendale
- 5 Bedroom, End Stone Terrace Family Home
- Well Presented Throughout & Laid Out Over 3 Floors
- Generous Reception Space Formerly 2 Rooms
- Front Forecourt & Rear Patio Garden
- Popular, Convenient Location, Local Amenities Within Easy Reach
- NO CHAIN DELAY - Viewing Highly Recommended
- Contact Us To View - By Appointment Only

2, Lyndale Avenue, Rossendale, BB4 4BP

£225,000

2, Lyndale Avenue, Rossendale, BB4 4BP

*** NEW *** - GENEROUSLY SPACIOUS, 5 BEDROOM END STONE TERRACE FAMILY HOME - Accommodation Over 3 Floors, Well Maintained Throughout, Rear Patio Garden With Additional Stores - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - By Appointment Only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	53	
(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 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.

Lyndale Avenue, Haslingden, Rossendale is a 5 bedroom, end stone terrace family home, well laid out over 3 floors with generous living accommodation. Formerly 2 separate rooms, the large reception area offers great space, while the property also offers potential scope for a top floor Shower Room. The property has a Front Forecourt and Rear Patio Garden with covered area and external stores too. This property is a superb prospect, a great family home and a fantastic opportunity for which **VIEWING IS HIGHLY RECOMMENDED**, by appointment only, while also having the additional benefit of being offered **FOR SALE WITH NO CHAIN DELAY**.

Internally, this property briefly comprises: Hallway, open plan Lounge / Dining Room, Kitchen and Under Stairs Store. First floor Landing off to Bedrooms 1, 2 & 3 and Family Bathroom. Second floor Landing off to Bedrooms 4 & 5 and WC with potential to be a Shower Room. Externally, the property has a Front Forecourt Garden and to the rear, is a Patio Garden with covered area and External Stores.

Located within easy reach of town centre amenities and a stone's throw to a popular local primary school, this property is superbly convenient being also close to Haslingden Sports Centre and other facilities. In a popular location which is sought after too, especially with this number of bedrooms on offer, this home is also within easy reach of excellent transport connections, motorway links and public transport options.

Hall

Lounge 13'1" x 12'8"

Dining Room 14'2" x 13'11"

Under Stairs Store

Kitchen 12'0" x 7'10"

Landing

Bedroom 1 14'4" x 12'1"

Bedroom 2 13'1" x 9'9"

Bedroom 3 9'11" x 6'4"

Bathroom 11'10" x 7'11"

2nd Floor Landing

Bedroom 4 13'11" x 8'5"

Bedroom 5 9'1" x 14'11"

WC 5'7" x 4'6"

Front Forecourt

Rear Patio Garden

Store Room 1 & 2

Agents Notes

Disclaimer

