



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Edenhurst Apartments, Haslingden
- 2 Bed, 2 Bathrooms
- Open Plan Style Lounge / Breakfast / Kitchen
- Juliet Balcony in Lounge
- Off Road Parking
- Ideal for Access to M66 Motorway
- Available From January
- Viewings Now Being Taken

36 Edenhurst Apartments, Manchester Road, Rossendale, BB4 6LJ

**£850**



36 Edenhurst Apartments, Manchester Road,  
Rossendale, BB4 6LJ

NEW LISTING - 2 BEDROOM, 2 BATHROOM, SECOND FLOOR APARTMENT IN POPULAR LOCATION!! Easy Access to M66/M56 Motorway Network - CALL US TODAY TO SEE THIS PROPERTY



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>		
(55-68) <b>D</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.

Edenhurst Apartments, Haslingden, is a 2 bedroom second floor apartment, set within a popular residential development off Manchester Road, and within easy reach of M65/M66 motorway connections, local amenities and stunning open countryside. Well presented and finished to a good standard throughout, the property provides good sized living accommodation and the small development leads to an air of exclusivity.

Internally, the property briefly comprises entrance hallway, Open Plan Lounge, breakfast Kitchen, Bed 1 (With Fitted Wardrobes) En Suite Shower Room, Bed 2 and Bathroom. Externally are communal garden areas, allocated parking and ample provision for visitor parking too.

\* Second Floor 2 Bed Apartment \* Excellent Access to M65/M66 Motorway Connections \* Close to Beautiful Open Countryside \* Available Now to View!

Hall

Lounge 11'8" x 17'6"

Kitchen/Breakfast Room 14'6" x 7'7"

Bedroom 1 10'2" x 11'7"

En-suite Shower Room

Bedroom 2 9'0" x 11'5"

Bathroom 6'11" x 5'8"

