Farrow & Farrow
ESTATE & LETTING AGENTS
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- Laneside Road, Haslingden, Rossendale
- 4/5 Bedroom, Detached Family Home
- Excellent Plot, Almost 1/3rd Of An Acre
- Multiple Reception Rooms Inc Conservatory
- Potential Ground Floor 5th Bedroom
- Integral Garage & Gated Off Road Driveway Parking
- Tucked Away Cul-De-Sac Setting
- VIEWING HIGHLY RECOMMENDED

121, Laneside Road, Rossendale, BB4 6PG

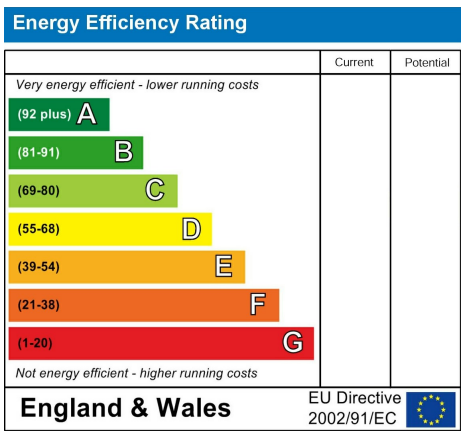
£450,000
Offers Over

121, Laneside Road, Rossendale, BB4 6PG

*** NEW *** - 4/5 BEDROOM DETACHED FAMILY HOME ON ALMOST 3RD ACRE PLOT - Offered with NO CHAIN DELAY. This property offers good family living accommodation and with an opportunity to extend (STP). View is highly recommended!







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Laneside Road, Haslingden, Rossendale is a 4/5 bedroom, detached family home which sits on a fantastic plot of almost 1/3rd of an acre. Well-presented throughout, with a modern Kitchen and Bathroom, together with well-maintained modern décor, the property is accessed via a gated circular driveway and enjoys a comparatively tucked away position at the end of its small cul-de-sac setting. Offering multiple reception rooms to the ground floor, including a potential 5th bedroom too, the property is well laid out over 3 floors in all.

Amounting to over 2,200sqft in total, the property has an Integral Garage, Conservatory, great Gardens Front & Rear and ample Driveway Parking for several vehicles too. All this is positioned within easy reach of excellent motorway links, town centre facilities in both Rawtenstall and Haslingden, supermarket shopping and highly sought after local schools too. With such an outstanding set of features and a sought after location too - VIEWING HERE IS HIGHLY RECOMMENDED - Contact Us NOW To View!!!

Internally, this property briefly comprises: Entrance Porch, Hallway with Cloak Store, 2nd Lounge / Bedroom 5, Lounge, Dining Room, Conservatory, Breakfast Room, Kitchen, Utility Room with Boiler Room, Downstairs WC, Integral Garage. Off the first floor Landing are Bedroom 1 with Dressing Room, Bedrooms 2 & 3 and the Bathroom with separate Bath & Walk In Shower. To the second floor are Bedroom 4 with Dressing Room and Eaves Storage.

Located in a desirable and comparatively tucked away position within popular residential surroundings, the property offers convenient access to excellent commuter links and easy access to popular local schools. Comprehensive facilities are available in Rawtenstall and Haslingden town centres, while open countryside and excellent open vistas are moments away. Sports and leisure facilities together with health care provision are both nearby, as are public transport links throughout the local area and on to Manchester City Centre too.

Porch 6'4" x 2'11"

Hallway 5'9" x 13'7"

Cloakroom 1'7" x 6'3"

2nd Lounge / Bed 5 9'0" x 9'7"

Lounge 15'3" x 12'10"

Dining Room 9'1" x 12'10"

Conservatory 14'4" x 9'11"

Kitchen 9'2" x 9'5"

Breakfast Room 9'0" x 10'2"

Utility Room 8'7" x 12'3"

Boiler Room 3'2" x 3'2"

WC 5'3" x 3'7"

Landing 6'1" x 7'0"

Bedroom 1 12'3" x 12'10"

Dressing Room 2'9" x 9'2"

Bedroom 2 12'0" x 9'6"

Bedroom 3 9'1" x 12'10"

Bathroom 12'9" x 9'7"

Attic Bedroom 4 14'3" x 18'6"

Dressing Room 17'10" x 4'1"

Front Circular Driveway

Front Garden

Side Garden

Rear Garden

Garage 16'5" x 12'10"

Agents Notes

Disclaimer



