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ESTATE & LETTING AGENTS



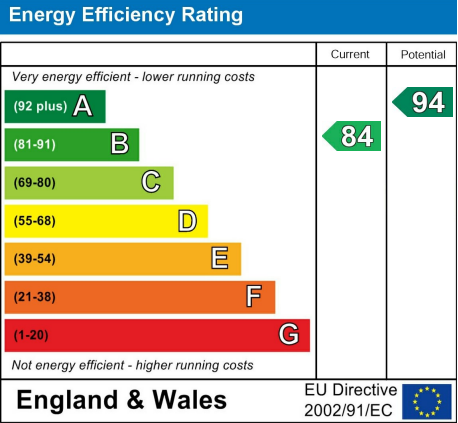
- Ward Way, Rawtenstall, Rossendale
- 4/5 Bedroom End Townhouse
- Highly Sought After Residential Setting
- Beautiful Presentation Throughout
- Well Laid Out Over 3 Floors
- Off Road Driveway Parking, Garden & Decking
- EARLY VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

36, Ward Way, Rossendale, BB4 6SP

£350,000

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*** NEW *** - This superb, 4/5 bedroom family home offers ideal, contemporary family living space on a highly sought after, executive residential development. Beautifully presented throughout with excellent styling and décor, off road driveway parking, garden & decking to rear - IMPECCABLY APPOINTED, EARLY VIEWING ESSENTIAL - Contact Us To View



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.

Ward Way, Dale Moor View, Rawtenstall, Rossendale is an excellent, 4/5 bedroom end townhouse home, perfectly designed for modern family living and impeccably presented throughout. Constructed by Taylor Wimpey to a high specification, this property offers an ideal design combined with a convenient location, while being a great example of contemporary finishes. With a versatile layout across 3 floors, including a second lounge which could alternatively be a 5th bedroom, the property really does provide great family living space. To the front of the property is off road Driveway Parking and to the rear is a garden and with a further decking area too. This is a superb family home for which, early viewing is most highly recommended.

Internally, this property briefly comprises:
GROUND FLOOR - Hallway with Downstairs WC, Lounge, Kitchen / Dining Room
FIRST FLOOR - Landing off to 2nd Lounge / Bedroom 5, Bedroom 4, Family Bathroom
SECOND FLOOR - Landing with Cylinder Cupboard off to Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3
Externally, to the front of the property is off road Driveway Parking and to the rear, is a garden with a further area of decking too.

Enjoying a convenient location which is close to Rawtenstall centre, this property gives great access to nearby motorway networks, as well as a fantastic range of local amenities throughout Rossendale. Popular local schools are within easy reach, as are open spaces at Whitaker Park within walking distance, while stunning views and open countryside are also just minutes away.

- Hallway 15'10" x 6'8"
- WC 4'10" x 3'1"
- Kitchen/Dining Room 11'11" x 15'7"
- Open to Lounge 16'1" x 8'1"
- Landing 16'6" x 6'11"
- 2nd Lounge / Bed 5 12'1" x 15'8"
- Bedroom 4 10'0" x 8'4"
- Bathroom 6'3" x 8'4"
- 2nd Landing
- Bedroom 1 13'3" x 15'8"
- En-suite Shower Room 6'10" x 4'10"
- Bedroom 2 12'0" x 8'4"
- Bedroom 3 11'11" x 7'0"
- Boiler Room
- Front Driveway
- Rear Garden with Upper Decking

Agents Notes
Disclaimer

