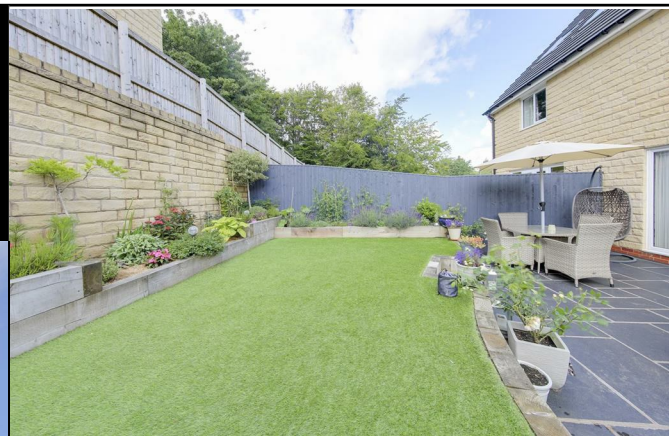




Farrow & Farrow

ESTATE & LETTING AGENTS



- Shoemaker Gardens, Rawtenstall
- Beautiful 3 Storey Home
- 3 Bedrooms, 2 Bathrooms
- Landscaped Rear Garden
- Lovely Valley Views
- Freehold Property
- 2 Parking Spaces
- A Must View Home !!

44, Shoemaker Gardens, Rossendale, BB4 6SR

£260,000
Offers In The Region Of

44, Shoemaker Gardens, Rossendale, BB4 6SR

NEW!!! - Stunning, Beautifully Presented 3 Bedroom Semi-Detached Home On The Sought After Taylor Wimpey Dale Moor View Development. Superb Landscaped Rear Garden, Fantastic Views To The Front, Good Size Family Accommodation, Exceptional Show Home Condition Throughout - RARE FREEHOLD TENURE - Call Us Today, DON'T DELAY!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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.

Shoemaker Gardens, Rawtenstall, Rossendale is an absolutely fantastic home. This property is beautifully presented throughout. Set on the Dale Moor View Development the property is a 3 bedroom, 3 storey semi-detached home with superb views to the front and a fully landscaped rear garden. Boasting a reconfigured open plan Kitchen / Dining room with an excellent modern fitted kitchen and bathrooms, this truly is a gem of a property and a rare offering being brought to the market in such outstanding condition. Viewing is most highly recommended and without delay, in order to avoid disappointment, as early interest levels are expected to be high. Unusually, this property is also offered for sale with the benefit of FREEHOLD tenure.

The property comprises: Entrance Hall, Open Plan Kitchen Dining Room, Store, Lounge, First Floor Landing, Bedroom 2 & 3 and Family Bathroom, Second Floor Landing, Master Bedroom with large roof windows, Dressing Area and En-Suite Shower Room.

Situated in a prime position on this sought after residential development, the property is close to Rawtenstall Centre, convenient motorway network connections and excellent local schools and amenities. Superb views to the front showcase the Rossendale Valley and both Whitaker Park and open countryside are nearby too.

* A Stunning Family Home * Neutrally Presented Throughout * 3 Good Bedrooms * Superb Landscaped Garden & Off Road Parking For 2 Vehicles * FREEHOLD

Hall

Kitchen/Dining Room 18'1" x 9'7"

Lounge 13'9" x 13'0"

Under Stairs Store

Landing 18'2" x 6'5"

Bedroom 2 12'4" x 12'11"

Bedroom 3 11'1" x 6'4"

Bathroom 6'8" x 6'11"

2nd Floor Landing

Bedroom 1 12'2" x 12'11"

Dressing Area 5'9" x 9'10"

En-suite Shower Room 7'4" x 9'3"

Side Parking

Rear Garden

Agents Notes

Disclaimer

