



Farrow & Farrow
ESTATE & LETTING AGENTS



- Thirlmere Avenue, Haslingden, Rossendale
- 3 Bedroom, Semi-Detached Home
- Very Well Presented Throughout
- Downstairs Bedroom & Shower Room
- Gardens Front & Rear
- Detached Garage & Driveway Parking
- Popular & Convenient Residential Setting
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

19, Thirlmere Avenue, Rossendale, BB4 6LU

£325,000

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***** NEW *** - 3 BEDROOM SEMI-DETACHED WITH LEVEL ACCESS, SOUGHT AFTER LOCATION, DOWNSTAIRS BEDROOM & SHOWER ROOM - Very Well-Presented Accommodation Throughout, Gardens Front & Rear, Detached Garage & Driveway Parking, Perfect For Nearby Local Schools & Motorway Connections - VIEWING HIGHLY RECOMMENDED - CONTACT US NOW!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(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.

Thirlmere Avenue, Haslingden, Rossendale is a 3 bedroom semi-detached property, positioned in a sought after residential setting and being very well presented throughout. Close to popular local schools, supermarket shopping and excellent motorway connections, this is a lovely home with the additional benefit of a downstairs bedroom and shower room, good gardens front and rear, and a detached single garage. This property's setting is also good, in a popular location that offers convenience and accessibility too. **VIEWING HIGHLY RECOMMENDED - Contact Us To View.**

Internally, this property briefly comprises: Entrance Hall, Kitchen / Breakfast Room, Lounge, Dining Room, Conservatory, Ground Floor Bedroom 3, Shower Room. Off the first floor Landing are Bedrooms 1 & 2, a Store Room, further Store Area and the Family Bathroom. Externally, the property benefits from a Detached Garage and has Gardens Front & Rear together with off road Driveway Parking to the Side too.

Situated in a very well regarded and highly sought after residential area, this property offers a good plot which is level throughout and has ample outdoor space on the flat too. Perfectly located near to popular local schools & amenities, this conveniently situated home has much to offer and with no chain delay, should be viewed without delay to avoid disappointment!

Hall 9'11" x 11'6"

Lounge 10'10" x 17'10"

Dining Room 10'0" x 14'10"

Conservatory 10'3" x 8'8"

Kitchen/Breakfast Room 8'11" x 12'4"

Bedroom 3 9'10" x 8'6"

Shower Room 7'6" x 5'5"

Landing

Bedroom 1 10'10" x 11'3"

Bedroom 2 14'0" x 6'10"

Store Room 6'1" x 6'0"

Family Bathroom 6'0" x 10'10"

Store Room

Front Garden

Garage 18'9" x 8'0"

Side Driveway

Rear Garden

Agents Notes

Disclaimer

