



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Haslingden Road, Rawtenstall, Rossendale
- Beautiful 3 Bed Semi Detached Home
- Gardens to 3 Sides, Plus Block Paved Driveway
- Lounge with Feature Multi Fuel Stove
- Recent Kitchen / Bathroom / Decking / Fencing
- Walking Distance to Rawtenstall Amenities
- Re-Roofed, Recent Windows & Doors, Gas Combi Boiler
- VIEWING ESSENTIAL - Contact Us Now To View

31, Haslingden Road, Rossendale, BB4 6QX

**£274,000**  
Offers Over

# 31, Haslingden Road, Rossendale, BB4 6QX

**\*\*\* REDUCED FOR QUICK SALE\*\*\* - FANTASTIC, 3 BEDROOM SEMI-DETACHED FAMILY HOME IN THE HEART OF RAWTENSTALL - Excellent Refurbishments, Superb Kitchen & Bathroom, Great Location, Gardens & Off Road Driveway Parking, Perfect For Town Centre Amenities & Excellent Commuter Links - EARLY VIEWING ESSENTIAL - Contact Us Now To View!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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.

Haslingden Road, Rawtenstall, Rossendale is a fabulous, 3 bedroom, semi-detached family home in a perfectly convenient location, ideal for all town centre amenities and fantastic commuter links. Enjoying an extensive range of excellent recent refurbishments inside and out, this property has greatly benefited from updating and improvement. Including a lovely modern Kitchen and Bathroom, feature woodburner, gardens and off road driveway parking, the property now provides perfect family accommodation, in an ideal position for all nearby facilities.

Internally, the property briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Rear Hall, Downstairs WC and Under Stairs Store. Off the first floor Landing are Bedrooms 1-3 and the family Bathroom while externally, to the front, side and rear are beautiful gardens with the rear having a lawned area and recent composite decking and fence which opens to a block-paved off road Driveway Parking..

Conveniently located for town centre amenities, yet also set above the town centre and close to both Whitaker Park and Ski Rossendale, this property combines the best of both worlds. Superb commuter route access via M65/M66 motorway links and beautiful open countryside with walks and stunning views across the Rossendale Valley and towards Manchester City Centre both easily accessible within a short distance of the property.

**Hall**

**Lounge 14'0" x 16'7"**

**Rear Hall**

**Kitchen/Dining Room 10'0" x 16'2"**

**WC 5'10" x 3'1"**

**Store**

**Landing**

**Bedroom 1 14'1" x 13'0"**

**Bedroom 2 10'0" x 13'0"**

**Bedroom 3 10'10" x 9'6"**

**Bathroom 5'10" x 6'6"**

**Front Garden**

**Side Garden & Access**

**Rear Garden with Decking**

**Rear Off Road Parking**

**Agents Notes**

**Disclaimer**

