



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Colldale Terrace, Haslingden, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Good Living Accommodation, 2 Reception Rooms
- Gardens Front & Rear
- Detached Garaged & Off Road Driveway Parking
- Popular Location Ideal For Town Centre Amenities
- Ideal Opportunity To Improve & Add Value
- NON CHAIN DELAY - Contact Us NOW To View

7, Colldale Terrace, Rossendale, BB4 6NY

**£250,000**

## 7, Colldale Terrace, Rossendale, BB4 6NY

\*\*\* AVAILABLE WITH NO CHAIN DELAY \*\*\* - 3 BEDROOM, SEMI-DETACHED HOME IDEAL FOR HASLINGDEN CENTRE & LOCAL SCHOOLS - Good Size Accommodation, Opportunity To Modernise & Add Value, Generous Reception Space, Front & Rear Gardens, Off Road Driveway Parking, Convenient Location Ideal For Nearby Commuter Links - 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>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>66</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.

Colldale Terrace, Haslingden, Rossendale is a 3 bedroom, semi-detached family home, situated close to excellent motorway links and within easy reach of town centre amenities. With generous reception space, gardens and both a garage and off road driveway parking too, this property is an ideal opportunity to modernise and adding value. Offering ideal family living space in a convenient location, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Room, Breakfast Kitchen. Off the first floor Landing are Bedrooms 1-3, Shower Room and separate WC. Externally, there are good Front & Rear Gardens while to the side, there is a detached Single Garage and off road Driveway Parking.

Situated in an ideal location for local amenities, yet just outside the bustle of the town centre itself, the property is perfect for easy access too to fantastic commuter and motorway links, public transport connections and sought after local schools. Sports & leisure facilities are nearby and fantastic open countryside is just a few minutes away.

**Hall 10'5" x 7'9"**

**Lounge 11'10" x 12'4"**

**Dining Room 13'10" x 12'10"**

**Kitchen/Breakfast Room 14'3" x 8'10"**

**Landing**

**Bedroom 1 13'10" x 12'10"**

**Bedroom 2 11'10" x 12'4"**

**Bedroom 3 7'1" x 7'5"**

**Shower Room**

**WC**

**Front Garden**

**Rear Garden**

**Detached Single Garage**

**Driveway Parking**

**Agents Notes**

**Disclaimer**

