



Farrow

& Farrow



Farrow & Farrow

ESTATE & LETTING AGENTS



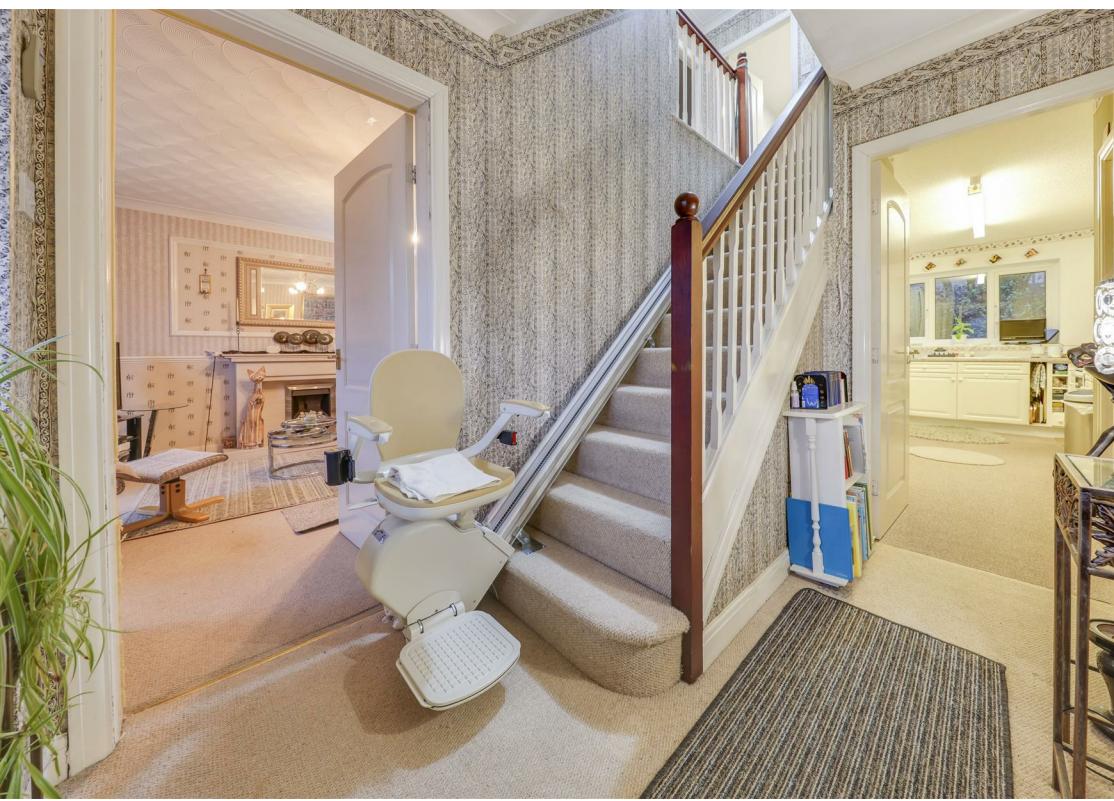
- Whitecroft Close, Haslingden, Rossendale
- 4 Bedroom, Detached Executive Family Home
- Excellent Family-Size Accommodation
- Preferred Corner Plot In Highly Sought After Setting
- Double Garages and Ample Off Road Driveway Parking
- Lawned Gardens Front & Rear
- EARLY VIEWING ESSENTIAL
- Contact Us To View - By Appointment Only

5, Whitecroft Close, Rossendale, BB4 4BD

£430,000

5, Whitecroft Close, Rossendale, BB4 4BD

An Ideal Family Home With Good Living Spaces, Integral Double Garages, Ample Off Road Driveway Parking, Lawned Gardens Front & Rear Garden, 4 Bedrooms with Master En-Suite, Highly Sought After Residential Setting - **VIEWING HIGHLY RECOMMENDED** - Contact Us To View, By Appointment Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		83
(69-80) C	71	
(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 accepted. 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.

Whitecroft Close, Haslingden, Rossendale is a 4 bedroom executive detached home, providing generous accommodation and offering ideal family living space. To the front of the property is ample off road driveway parking in addition to the integral double garages, while to the rear there is a surprisingly good lawned garden too. Completing the picture, the corner plot in a highly sought after residential setting means **VIEWING IS HIGHLY RECOMMENDED** here and available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility Room, Downstairs WC, Integral Double Garages. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Family Wet Room. Externally, in addition to the Integral Double Garages, there is ample Driveway Parking too. A lawned Front Garden gives great kerb appeal and to the rear, a generous lawned Rear Garden provides good outdoor space for entertaining or relaxing too.

Situated in a preferred corner position on this small, select development between Helmshore and Haslingden, this property is a perfect base for professionals with very convenient access to M65/M66 motorway links nearby, plus sought after local schools and a great range of local amenities.

Hallway 9'9" x 6'4"

Lounge 17'3" x 11'10"

Dining Room 12'8" x 11'10"

Kitchen/Breakfast Room 12'6" x 8'11"

Utility 9'1" x 5'7"

WC 3'1" x 5'8"

Landing 8'4" x 9'1"

Bedroom 1 15'8" x 11'10"

En-suite Shower Room 6'7" x 6'0"

Bedroom 2 14'1" x 8'9"

Bedroom 3 12'5" x 10'3"

Bedroom 4 13'0" x 8'10"

Wet Room 9'1" x 7'6"

Integral Garage 1 15'8" x 8'11"

Garage 2 16'9" x 8'3"

Front Driveway

Front Garden

Rear Garden

Agents Notes

Disclaimer

