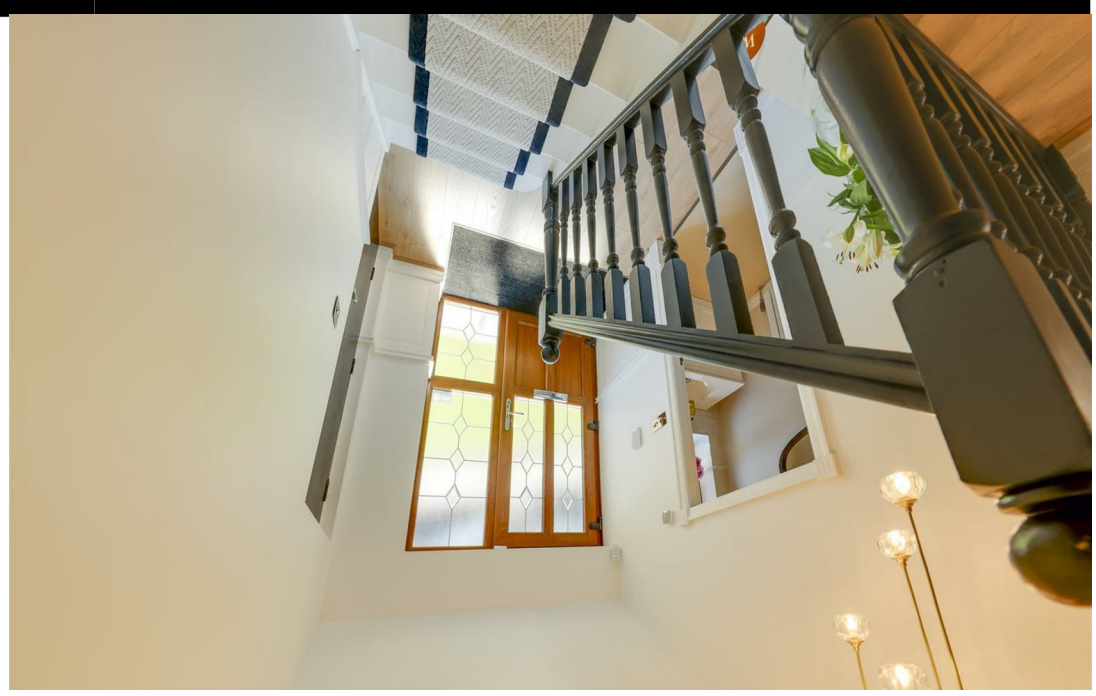

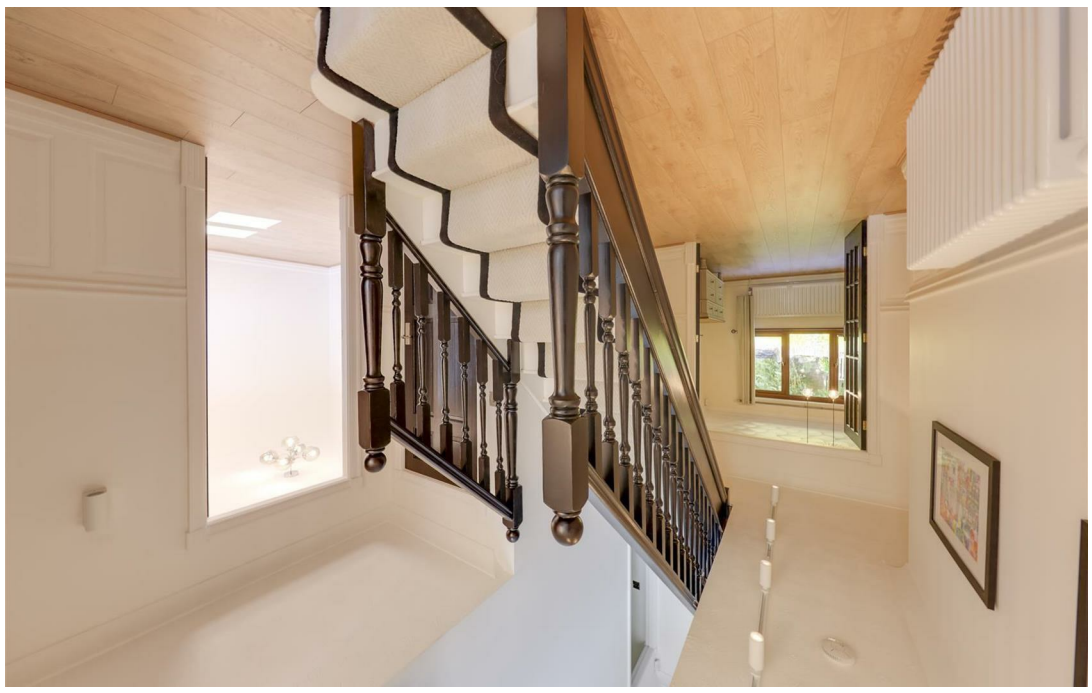

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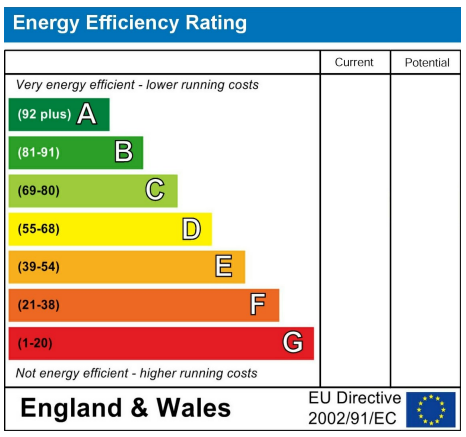

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the autho rity 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.

Kirkhill, Haslingden, Rossendale is quite simply, a beautiful modern family home. This detached 4 bedroom property offers generous accommodation which is well laid out over 3 floors in all. Featuring stunning new fully fitted bathrooms, plus contemporary neutral décor and excellent modern styling which really appeals, this property boasts a clever design that makes the most of its position and setting.

Recently redecorated throughout, this lovely home has excellent garden spaces, while also offering an ideal position too, for popular local schools, easy commuter links and nearby open countryside. With such an attractive set of features, early viewing here is highly recommended to avoid missing out.

Internally, the property briefly comprises: Entrance Hall, WC and Integral Garage, upper ground floor Landing off to the Lounge, Dining Room, Breakfast Kitchen, Study and 2x Stores, while off the 1st floor landing are the Master Bedroom with En-Suite Shower Room, Bedrooms 2-4 and Family Bathroom. Externally, are great gardens to the front & rear, with a large integrated double garage and ample driveway, providing parking for several vehicles.

Located within easy reach of commuter connections to the M66/M65 motorway network and beyond, this property is ideally located to take advantage of good local schools and nearby countryside, with walks and bridleways overlooking stunning rural views.

Entrance Hall 8'3" x 5'9"

WC 7'4" x 3'8"

Integral Garage 17'7" x 16'1"

Upper Ground Floor 14'2" x 9'11"

Lounge 15'3" x 13'1"

Dining Room 10'4" x 11'4"

Study 6'10" x 9'3"

Kitchen/Breakfast Room 14'5" x 10'10"

Landing 15'5" x 6'3"

Bedroom 1 13'0" x 13'0"

En-suite Shower Room 9'1" x 8'10"

Bedroom 2 14'9" x 13'2"

Bedroom 3 11'11" x 13'2"

Bedroom 4 9'7" x 11'2"

Family Bathroom 9'1" x 9'6"

Front Driveway

Rear Patio

Rear Garden

Upper Decking

Side Garden

Agents Notes

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