



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Mercer Crescent, Haslingden, Rossendale
- 5 Bedrooms, 3 Bathrooms, 3 Receptions
- Excellent, Detached Family Accommodation
- Good Garden To Rear
- Off Road Driveway Parking For Numerous Vehicles
- Well Extended & Presented Throughout
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

58, Mercer Crescent, Rossendale, BB4 4RG

**£530,000**  
Offers Over

## 58, Mercer Crescent, Rossendale, BB4 4RG

5 BEDROOM, 3 BATHROOM DETACHED FAMILY HOME, GOOD GARDEN & EXTENSIVE PARKING - 3 Reception Inc Very Well Extended Excellent Open Plan Living / Dining / Kitchen, Well Presented Throughout, Off Road Driveway Parking For Numerous Vehicles, Ideal For Sought After Local Schools, Great Transport and Motorway Links and A Wealth of Local Amenities - EARLY VIEWING HIGHLY RECOMMENDED - CONTACT US TO VIEW



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D		51	
(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.

Mercer Crescent, Haslingden, Rossendale is a well extended, 5 bedroom detached property with 3 bathrooms and 3 reception areas, including a great open plan Living / Dining / Kitchen to the rear. With a good rear garden and plenty of off road driveway parking too, there is so much more here than initially meets the eye at this generous and well presented family home. This property is also well located in a sought after residential area, giving easy access to popular local schools and amenities, with convenient commuter links within moments too.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room / Study open to Open Plan Living / Kitchen / Dining Room, Utility Room, Downstairs WC, Integral Garage. Off the first floor Landing with Store, are Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 5 with Jack & Jill En-Suite Shower Room and Bedrooms 3 & 4 with Jack & Jill En-Suite Shower Room 2. Externally, in addition to the Integral Garage, to the front of the property is a large area of off road Driveway Parking for numerous vehicles while to the rear, there is a generous, enclosed Rear Garden with lawns and perimeter planting.

Situated in a highly sought after area, the property is close to the motorway network, good local schools and local facilities such as Haslingden Sport Centre, the town centre and Supermarkets, and as such is ideally suited to modern family living. Early viewing is definitely recommended here, as interest expected to be high.

**Hallway 12'8" x 5'11"**

**Lounge 13'3" x 11'8"**

**Dining Room / Study 10'9" x 17'9"**

**Open Plan Kitchen / Living / Dining Room 15'6" x 24'11"**

**Utility 9'8" x 8'8"**

**WC 3'10" x 4'11"**

**Landing**

**Bedroom 1 12'10" x 11'9"**

**En-suite Shower Room 9'11" x 7'6"**

**Bedroom 2 11'4" x 11'9"**

**Jack & Jill En-suite Shower Room 9'10" x 5'3"**

**Bedroom 3 15'9" x 7'10"**

**Bedroom 4 17'0" x 7'9"**

**Bedroom 5 13'4" x 7'5"**

**Jack & Jill En-suite Shower Room 2 9'1" x 7'8"**

**Garage 17'1" x 8'7"**

**Front Driveway**

**Rear Garden**

**Agents Notes**

**Disclaimer**

