



Farrow & Farrow

ESTATE & LETTING AGENTS



- Sunnybank Street, Haslingden, Rossendale
- 3 Bedroom, Mid-Terrace Home
- Close To All Town Centre Amenities
- Spacious Lounge & Dining Kitchen
- Rear Patio Yard
- Good Size Attic Bedroom 3
- Commuter Links To M66 & M65 Nearby
- CONTACT US TODAY TO VIEW!!!


1, Sunnybank Street, Rossendale, BB4 5DQ

£160,000

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***** NEW *** - 3 BEDROOM TERRACE HOME, PERFECT FOR TOWN CENTRE & COMMUTER LINKS - Spacious Living Accommodation, Close To All Local Amenities, Rear Patio Yard, Public Transport & Motorway Connections Nearby - VIEWING RECOMMENDED - Call Us Today!!!**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

Sunnybank Street, Haslingden, Rossendale is a 3 bedroom stone built mid-terrace property, located within walking distance of Haslingden town centre's shops and amenities. With a spacious Lounge and modern Dining Kitchen, this property offers attractive accommodation close to convenient facilities, public transport connections and commuter links to M65/M66 motorway links and beyond.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen, first floor Landing off to Bedrooms 1 & 2 and the Bathroom, stairs to Attic Bedroom 3. Externally is a rear Patio Yard providing valuable, private outdoor space.

Ideally located for access to Haslingden town centre and all local amenities, the property is within easy and convenient reach of all daily requirements and has connections to comprehensive facilities throughout Rossendale as a whole.

* 3 Bedroom Mid-Terrace * Perfect For Town Centre, Public Transport & Commuter Links * Rear Patio Yard

Vestibule 3'10" x 3'6"

Lounge 13'11" x 14'2"

Kitchen/Dining Room 15'5" x 14'1"

Under Stairs Store 2'8" x 7'5"

Landing 5'3" x 14'2"

Bedroom 1 11'4" x 14'2"

Bedroom 2 11'11" x 8'6"

Bathroom 12'4" x 5'3"

Attic Bedroom 3 19'2" x 12'4"

Front Forecourt

Rear Patio Garden

Rear Workshop / Small Garage Store

Agents Notes

Disclaimer

