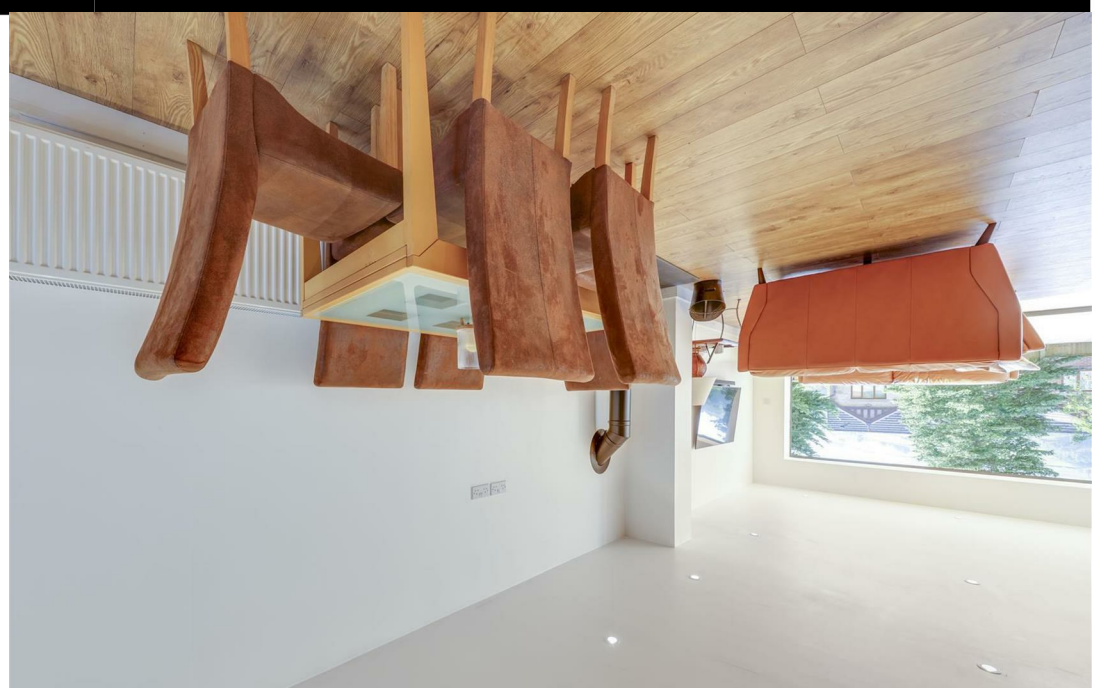
Farrow & Farrow
ESTATE & LETTING AGENTS
1a—1b Bank Street, Rawtenstall, Rossendale, BB4 8QS
01706-211690 info@farrowfarrow.co.uk
www.farrowfarrow.co.uk





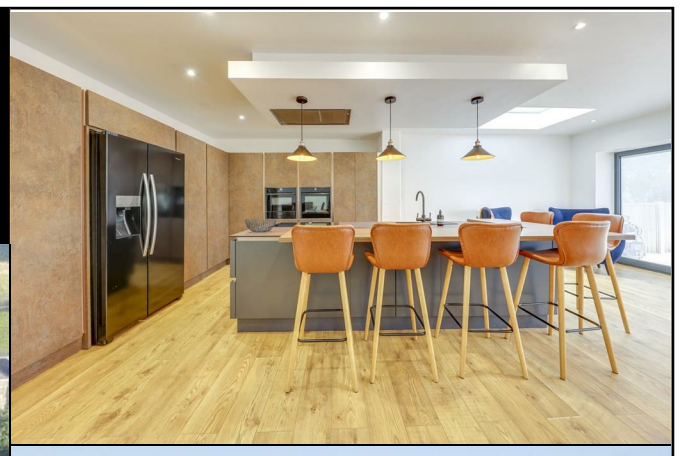


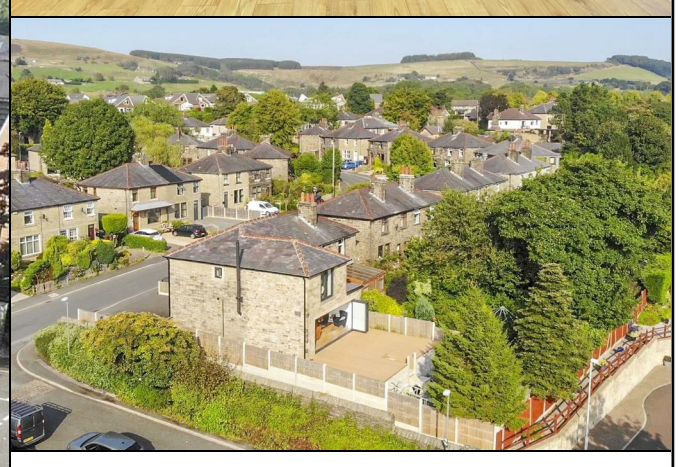


Farrow & Farrow

ESTATE & LETTING AGENTS







- **Grange Road, Rawtenstall, Rossendale**
- **3 Bedroom, EXTENDED, Family Home**
- **New Kitchen / Bathrooms / Log Burner**
- **Spacious, Open Plan Living / Dining / Family Space**
- **Bifold Doors, Entertaining Deck, Off Road Parking**
- **SOUTHERLY-FACING REAR GARDEN**
- **Easy Walking Distance To Rawtenstall Centre**
- **VIEWING HIGHLY RECOMMENDED - Contact Us To View**

23, Grange Road, Rossendale, BB4 7RU

£400,000

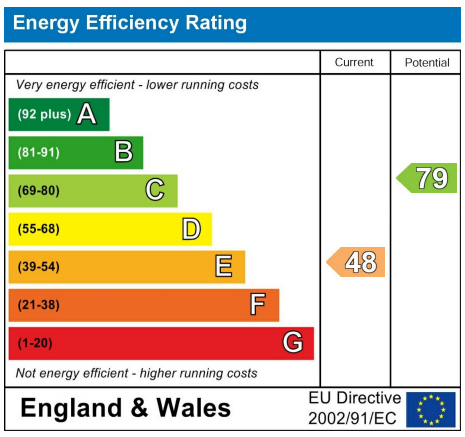
Offers In The Region Of

23, Grange Road, Rossendale, BB4 7RU

*** NEW *** - 3 BEDROOM EXTENDED CONTEMPORARY HOME WITHIN MOMENTS OF RAWTENSTALL CENTRE - Superbly Presented, Fantastic Open Plan Kitchen / Living Space, SOUTHERLY-FACING REAR GARDEN, New Kitchen & Bathrooms, Log Burner, Bi-Fold Doors & Entertaining Deck, Off Road Driveway Parking - VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only







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.

Grange Road, Rawtenstall, Rossendale is a superbly presented, 3 bedroom home with excellent modern styling that benefits greatly from being significantly extended, with additional living space to both ground and first floors. Perfectly positioned, within easy walking distance of Rawtenstall centre amenities too, this is certainly a great home for which VIEWING IS MOST HIGHLY RECOMMENDED.

Inside, a logburner has been added and creates a real sense of warmth, while the recent kitchen with entertaining island is a heart of this home. Upstairs, the En-Suite Bathroom and family Shower Room are each luxuriously appointed and bring a true feel of both the stylish and the contemporary.

Internally, this property briefly comprises: Snug, Open Plan Kitchen / Living / Dining Room. Off the first floor Landing are Bedroom 1 with En-Suite Bathroom, Bedrooms 2 & 3 and the Shower Room. Externally, to the front of the property is good size off road Driveway Parking while to the rear, a substantial Rear Deck and a Lower Garden complete the picture here.

Set just above Bank Street, the property has excellent commuter connections to public transport, being within easy reach of the X43 Burnley-Manchester bus route, whilst also being within moments of motorway connections. This property really offers the opportunity to be ideally located for town centre shopping and other amenities, so if this property is of interest, this is definitely one to view without delay.

Open Plan Kitchen /Living /Dining Room 32'7" x 20'5"

Snug 7'11" x 11'9"

Landing 8'10" x 5'9"

Bedroom 1 23'3" x 13'11"

En-suite Bathroom 6'4" x 11'5"

Bedroom 2 8'10" x 10'11"

Bedroom 3 10'6" x 7'8"

Shower Room 8'10" x 4'6"

Front Driveway Parking

Rear Decking

Lower Garden

Agents Notes

Disclaimer



