



Farrow & Farrow
ESTATE & LETTING AGENTS



- Chelston Drive, Helmsmore, Rossendale
- Beautifully Presented, True Detached Bungalow
- 3 Bedrooms and Large Bathroom
- Lovely Entrance Sun Room & Views Towards Tor Hill
- Ample Off Road Parking Plus Detached Garage
- Accessible Living Accommodation
- Sought After Location, Ideal For Local Amenities
- **VIEWING HIGHLY RECOMMENDED - By Appointment Only**

9, Chelston Drive, Rossendale, BB4 4LB

£425,000
Offers Over

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***** NEW *** - BEAUTIFUL 3 BEDROOM, EXTENDED DETACHED TRUE BUNGALOW WITH AMPLE PARKING AND DETACHED GARAGE, GARDENS FRONT & REAR, SET IN A HIGHLY SOUGHT AFTER LOCATION - Open Plan Lounge & Dining Room, Sun Room, Adapted Accommodation, Superbly Well Presented Throughout - VIEWING HIGHLY RECOMMENDED - Contact Us NOW To View**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(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 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.

Chelston Drive, Helmshore, Rossendale is a beautiful, extended 3 bedroom detached true bungalow, set back from the road and with gardens to both front and rear. Superbly presented throughout and with excellent outdoor space too, the property also has ample parking with a detached garage (double-skinned with potential scope for home office / gym / etc), dual driveways to the front and gated side parking too!

The property provides lovely interior spaces, including a wonderful entrance sun room with views towards Tor Hill, plus a lovely open plan lounge and dining area. The living accommodation here has been adapted with wheel chair access in mind, including - block paved driveway with ramped path to the front door, large adapted bathroom with resin anti-slip flooring, bath and wet room style shower, plus good level access to the rear garden.

Set on a generous plot, this property really is a gem of a home and it is also perfectly positioned to take advantage of a range of local amenities too. VIEWING HERE IS MOST HIGHLY RECOMMENDED and viewings are available now, by appointment only.

Internally, this property briefly comprises: Entrance Sun Room with Cloaks Storage, Open Plan Lounge / Dining Room, Breakfast Kitchen, Hallway, Bedrooms 1-3 and Bathroom. Externally there are Dual Driveways to the front, a Side Driveway, Detached Rear Garage and Gardens Front & Rear.

Ideally situated for access to good local schools, amenities, healthcare and sports & leisure facilities, this property provides an ideal combination of features and is located close to excellent motorway connections, good local schools and comprehensive supermarket shopping options. Also within a few minutes of beautiful open countryside, this property is an unusual find and expected to generate high levels of interest, so early viewing is certainly recommended.

Entrance Sun Room 12'4" x 10'6"

Store Closet 3'0" x 2'10"

Open Plan Living / Dining 16'4" x 22'5"

Kitchen/Breakfast Room 13'9" x 7'6"

Inner Hallway 11'1" x 18'2"

Bedroom 1 10'11" x 12'0"

Bedroom 2 16'6" x 8'0"

Bedroom 3 11'1" x 7'10"

Bathroom 8'3" x 12'4"

Double Front Driveway

Front Garden

Side Gated Driveway

Detached Garage

Rear Patio

Rear Garden

Agents Notes

Disclaimer

