



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Holcombe Road, Helmshore, Rossendale
- 3 Bedroom, Character-Rich Mid-Terrace Home
- Beautiful Retained Character
- Substantial Accommodation Laid Out Over 4 Floors
- Feature Woodburner & Range Cooker
- Great Outdoor Entertaining Space & Front Outlook
- EARLY VIEWING HIGHLY RECOMMENDED
- CONTACT US NOW TO VIEW - By Appointment Only

422, Holcombe Road, Rossendale, BB4 4LX

**£350,000**

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\*\*\* NEW \*\*\* - A GREAT FAMILY HOME IN A SUPERB LOCATION - Substantial 3 Bedroom Accommodation Well Laid Out Over 4 Floors, Retained Character With Modern Convenience, Feature Woodburner, Range Cooker, Lovely Rear Outdoor Entertaining Space, Attractive Outlook To Front, Highly Sought After Area - EARLY VIEWING HIGHLY RECOMMENDED - DON'T WAIT - CONTACT US NOW TO VIEW!!!



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

Holcombe Road, Helmshore, Rossendale is quite simply, a superb family home. Set right in the midst of highly sought after surroundings, the property benefits from the very best of Helmshore practically on the doorstep, while at the same time providing excellent family accommodation which is well laid out over 4 floors in all. Interiors here showcase a mix of period features, expertly married with modern touches, creating a home that exceeds expectations and for which viewing in person is highly recommended and VIEWINGS ARE AVAILABLE NOW, by appointment only through our Rawtenstall office.

Internally, this substantial property briefly comprises: Entrance Hallway, 2nd Lounge, Lounge. To the lower ground floor are the Dining Kitchen & Utility / Study / Work Room. Off the 1st floor Landing are Bedroom 1 with Under Stairs Store, Bedroom 2 and the Family Bathroom, while the 2nd floor comprises Attic Bedroom 3. Externally, the front forecourt welcomes you into the property and to the rear, a paved Patio Garden is perfect entertaining or relaxing space while to the front there is also a lovely hillside outlook too.

Located in the heart of Helmshore, this property offers ideal family living in a popular and highly sought after location. With open countryside and excellent commuter connections both within easy reach, this property combines the best of both worlds, while also having good local schools and excellent local amenities available nearby.

Hall 16'9" x 3'4"

Lounge 14'1" x 15'6"

2nd Lounge 13'7" x 11'9"

Lower Landing 3'11" x 3'7"

Kitchen/Dining Room 12'8" x 15'6"

Study / Utility 16'3" x 11'8"

Under Stairs Storage 3'7" x 8'10"

Pantry 13'0" x 3'7"

Landing 6'1" x 8'1"

Bedroom 1 9'8" x 15'6"

Bedroom 2 16'9" x 7'0"

Bathroom 10'6" x 8'0"

Attic Bedroom 3 18'1" x 15'7"

Front Forecourt

Rear Patio Garden

Agents Notes

Disclaimer

