Farrow & Farrow
ESTATE & LETTING AGENTS
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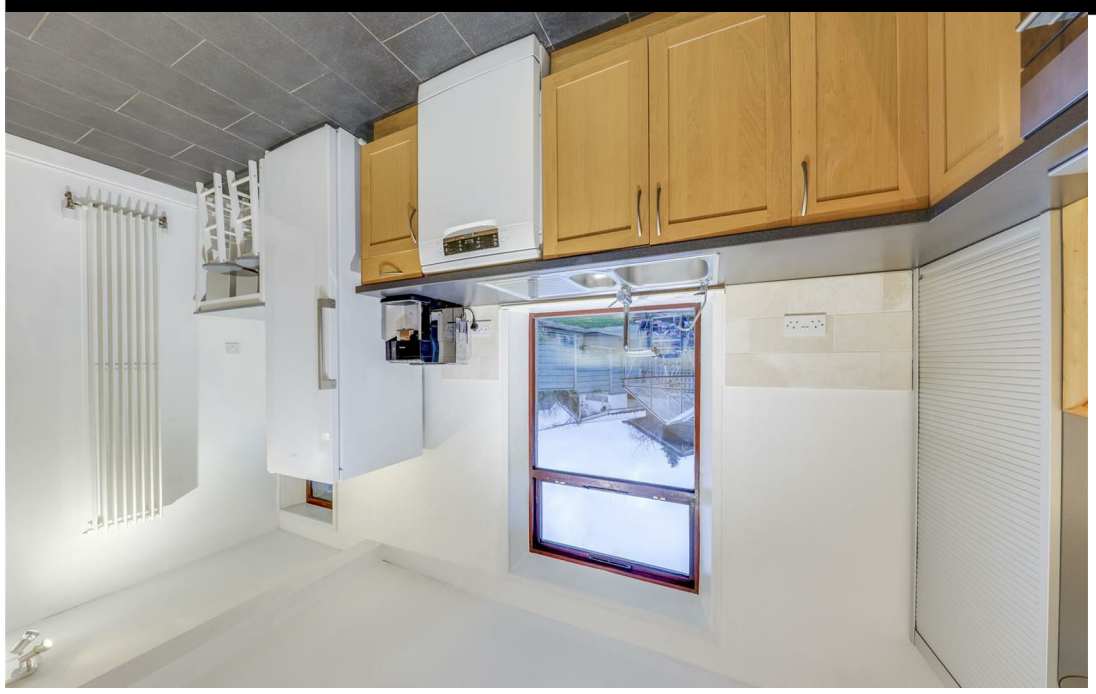

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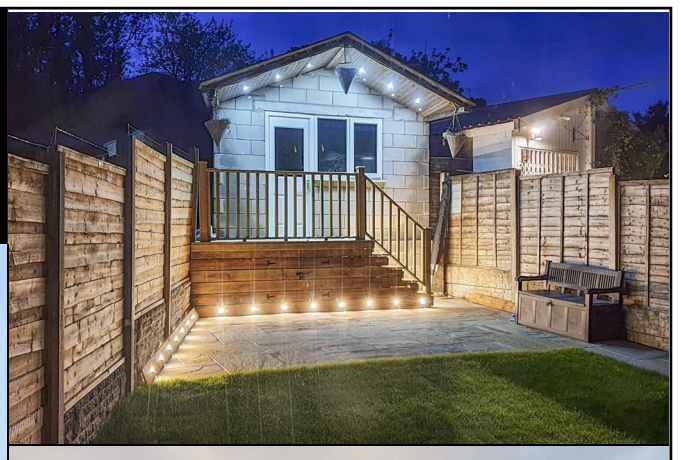

- Haworth Avenue, Rawtenstall, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Great Range Of Recent Upgrades / Improvements
- Perfect For Rawtenstall Centre Amenities
- Gardens Front & Rear, Garden Workshop To Rear
- Ample Off Road Driveway Parking
- VIEWING VERY HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

17, Haworth Avenue, Rossendale, BB4 8SS

£280,000
Offers Over

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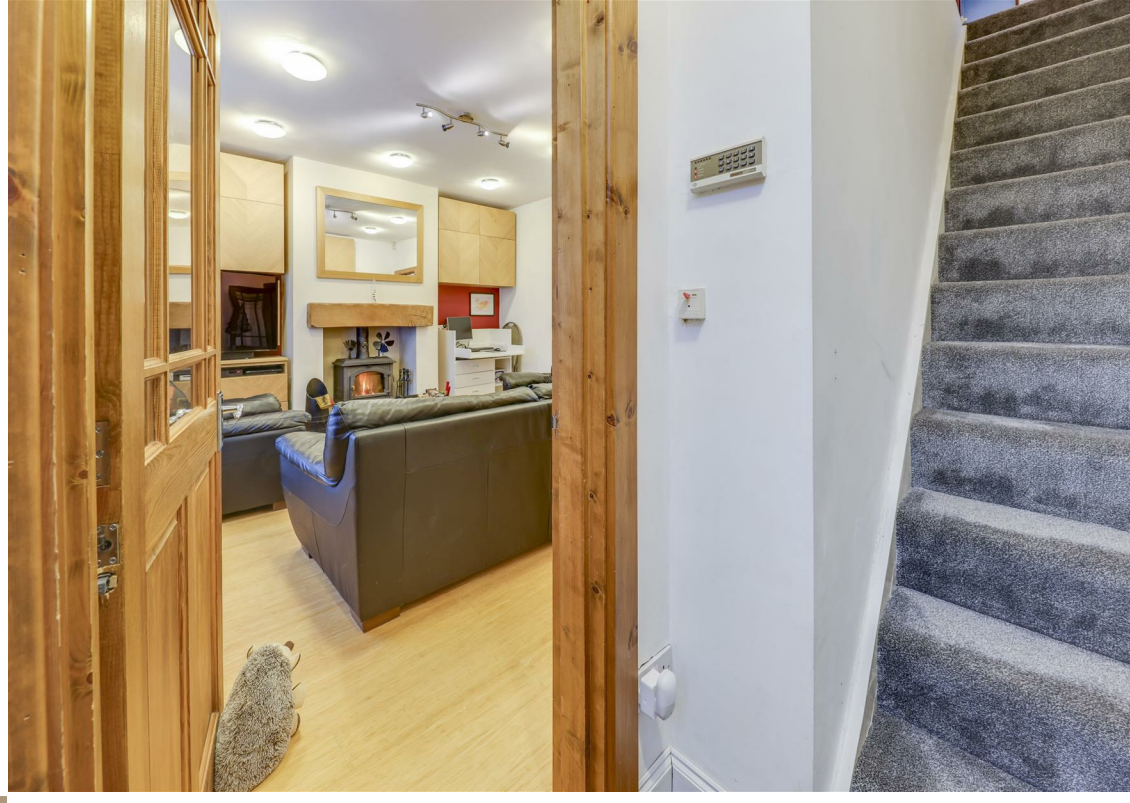
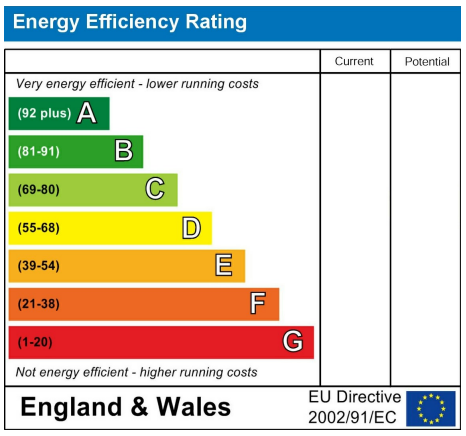
*** NEW *** - SUPERB, UPGRADED 3 BEDROOM SEMI-DETACHED FAMILY HOME CLOSE TO RAWTENSTALL CENTRE - Many Excellent Recent Improvements, Ample Off Road Driveway Parking, Gardens Front & Rear, Garden Workshop To Rear, Convenient For Town Centre Amenities - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To 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.

Haworth Avenue, Rawtenstall, Rossendale, is a 3 bedroom semi-detached property which has been treated to comprehensive improvements during the current owners' occupancy, making it an excellent family home. A great range of upgrades includes a new kitchen and bathroom, new boiler and full central heating system, reroof, rewiring, multifuel burner, garden walls and landscaping, 2 electric car charging points, garden workshop and décor throughout. This really is a great property which is well maintained and presented to a high standard throughout and therefore, early viewing is most highly recommended.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Rear Hall, Downstairs WC, Under Stairs Store. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, there is a Detached Garden Workshop to the rear, Gardens Front & Rear and ample off road Driveway Parking too.

Located close to Rawtenstall and backing on to Whitaker Park, the property allows for easy access to all town centre amenities and fantastic commuter connections. Within walking distance of the X43 express bus route to Manchester, the property is also equally well served by public transport and offers entertainment, dining and schools within easy reach.

Hall 4'9" x 4'0"

Lounge 13'10" x 18'3"

Kitchen/Dining Room 9'4" x 15'0"

Rear Hall 3'10" x 2'10"

WC 5'2" x 2'10"

Under Stairs Store

Landing 6'10" x 6'10"

Bedroom 1 13'11" x 10'10"

Bedroom 2 9'7" x 10'10"

Bedroom 3 10'10" x 7'3"

Bathroom 5'4" x 6'10"

Front Tiered Garden

Driveway Parking

Rear Garden & Patio

Workshop 19'0" x 10'11"

Agents Notes

Disclaimer