



Farrow & Farrow

ESTATE & LETTING AGENTS



- Tanner Bank, Musbury Road, Helmshore, Rossendale
- 2 Bedroom, Detached Bungalow Home
- Highly Sought After, Heart Of Helmshore Position
- Bordering Open Countryside, Overlooking Tor Hill
- Good Plot With Good Access
- 0.21 Acres In All
- VIEWING ESSENTIAL - By Appointment Only
- NO CHAIN DELAY - Contact Us NOW To View

Tanner Bank, Musbury Road, Rossendale, BB4 4AP

£495,000

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*** NEW *** - 2 BEDROOM BUNGALOW HOME ON A GREAT PLOT BORDERING OPEN COUNTRY - Heart Of Helmshore Position, Approx 0.21 Acres In All, Good Access, Overlooking Tor Hill, Potential To Redevelop / Rebuild / Etc Subject To Planning, Gardens & Off Road Parking, Highly Sought After Setting, NO CHAIN DELAY - Contact Us NOW To View!!!



Tanner Bank, Musbury Road, Helmshore, Rossendale is a 2 bedroom, detached bungalow home occupying a plot bordering adjacent country, with Tor Hill as a backdrop. Set in approximately 0.21 acres in all, the property could also offer an excellent opportunity for redevelopment / replacement, subject of course to planning etc. In such a great location, this is a home which could also lend itself to rebuilding / reconfiguration, taking advantage of the lovely outlook or indeed, simply moving straight in to and personalising in the process. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Bedrooms 1 & 2, Shower Room, Boiler Room. Externally, the property sits on a good plot, with gardens surrounding. There is off road driveway parking too.

Well located, with all daily amenities within easy reach, Tanner Bank also offers excellent access to a selection of nurseries, primary and secondary schools and sixth form provision. A drive of just a few minutes connects a range of facilities which include a choice of country pubs and restaurants, a local post office, convenience stores, a coffee shop and café and even a local history museum.

Leisure facilities nearby embrace options to suit most interests, including a choice of sports and fitness destinations, Lee Quarry mountain bike centre, Ski Rossendale dry slope, Langwood Fishing Lodge, Rossendale Golf Club, Marl Pits Driving Range and stunning countryside over Haslingden Grane with outstanding views, reservoir and woodland walks, the Belthorn Heritage Trail and Pickup Bank bridleway.

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

Hallway 21'0" x 5'3"

Lounge 11'7" x 17'5"

Kitchen/Dining Room 11'2" x 11'6"

Bedroom 1 9'0" x 11'1"

Bedroom 2 7'9" x 11'1"

Shower Room 5'7" x 8'0"

Gardens to Front, Sides & Rear

Further Parking Area

Agents Notes

Disclaimer

