



Farrow & Farrow

ESTATE & LETTING AGENTS



- Clough Gardens, Haslingden, Rossendale
- 4 Bedroom detached Executive Family Home
- Excellent Presentation Throughout
- Spacious Accommodation with Beautiful Décor
- Lovely Garden Areas Front & Rear
- Ideal Position For Nearby Motorway & Commuter Links
- **VIEWING HIGHLY RECOMMENDED - By Appointment Only**
- ***** NO CHAIN DELAY *** - Available Now, Contact Us To View**

9, Clough Gardens, Rossendale, BB4 5AP

£400,000

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A fabulous example of modern family home, this 4 bedroom detached property is impeccably presented and is brought to the market with "ready to move in" décor both inside and out. Spacious accommodation, lovely garden areas and a convenient position within easy reach of nearby motorway and commuter connections. *** NO CHAIN DELAY *** - VIEWING HIGHLY RECOMMENDED



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.

Clough Gardens, Haslingden, Rossendale is a 4 bedroom, detached executive family home which sits in a preferred position with great transport links within easy reach. Having been very well maintained by its current owner, this property enjoys great presentation, which is simply exceptional. The attention to detail continues not just within the property itself but also, in the lovely rear garden and front planted forecourt too. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Benefiting too from a detached double garage, the property is well laid out over 3 floors and offers good size family living space, including 2 separate reception rooms and an en-suite to the Master Bedroom. VIEWING HERE IS HIGHLY RECOMMENDED and is available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises:
GROUND FLOOR - Entrance Hallway with Store, Downstairs WC, Lounge, Dining Room, Breakfast Kitchen, Utility Room.
FIRST FLOOR - Landing, off to Master Bedroom 1 with En-Suite Shower Room, Bedroom 2 with Store, Bathroom.
SECOND FLOOR - 2nd Landing off to Bedroom 3 with Store, and Bedroom 4 with Store.
Externally, in addition to the Detached Garage, there is also the lovely Rear Garden with Decking, Pergola, Pathways and Seating, Raised Planting and the Outdoor Woodburner. To the front of the property is further Driveway Parking, plus a planted Garden Forecourt which adds an attractive approach to the property too.

This property is well located to take advantage of nearby connections to the M65 / M66 / M60 / M62 motorway network, commuter routes and public transport links too. Local amenities are just a few minutes away, while there is also open countryside that is easily accessible for walks / bridleways / cycle routes throughout Rossendale as a whole. Schools, shopping, healthcare and dining / entertainment options are all also available and add to the area's appeal as a result.



Hallway 17'10" x 6'7"

WC 3'2" x 3'3"

Lounge 18'1" x 10'6"

Dining Room 9'3" x 9'8"

Kitchen/Breakfast Room 13'2" x 9'7"

Utility 3'2" x 6'2"

Landing 11'8" x 10'1"

Bedroom 1 21'6" x 10'10"

En-suite Shower Room 6'4" x 9'2"

Bedroom 2 11'1" x 9'10"

Bathroom 6'8" x 6'2"

2nd Landing 9'10" x 6'7"

Bedroom 3 13'7" x 10'10"

Bedroom 4 13'7" x 9'10"

Detached Garage 16'11" x 17'0"

Rear Garden

Agents Notes

Disclaimer