



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Station Road, Helmshore, Rossendale
- 3 Bedroom, Modern End Mews Home
- Sought After, Heart Of Helmshore Position
- Recent Contemporary Kitchen & Modern Bathroom
- Lovely Styling Throughout
- Gardens & Patio
- EV Charging Point & 2x Allocated Parking Spaces
- Great Location In The Heart Of Helmshore
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

42, Station Road, Rossendale, BB4 4NH

£350,000  
Offers Over

## 42, Station Road, Rossendale, BB4 4NH

\*\*\* NEW \*\*\* - SUPERB, 3 BEDROOM END MEWS HOME IN A FANTASTIC LOCATION - Beautifully Styled & Presented Throughout, Recent Kitchen & Modern Bathroom, Convenient & Sought After Position, Excellent Local Amenities Nearby, Garden & Off Road Parking - MUST BE VIEWED - 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>		85
(69-80) <b>C</b>	70	
(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 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.

Station Road, Helmshore, Rossendale is a 3 Bedroom, end one-of-three mews property which has gorgeous and stylish presentation throughout, while being situated in a highly sought after position in the heart of Helmshore. Perfect for great local schools, parks, open space and local amenities, including popular local pubs / restaurants, this is an excellent family home.

The vendors have presented this property beautifully well, including superb feature panelling and décor to several rooms, new internal doors and lovely new decoration too. With a recent contemporary Kitchen and impressive modern Bathroom, the property certainly has an air of class and a feel of quality. Premium fixtures and fittings combine to give those extra touches that make all the difference, with the all important off road parking and an EV charging point completing the picture here. This is definitely a great family home for which, VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hallway, Downstairs WC, Lounge, Breakfast Kitchen, first floor Landing, Bedrooms 1-3 and Family Bathroom. Externally, there is a Front Garden, Rear Patio, Tiered Upper Garden and 2 Allocated Courtyard Parking Spaces.

Situated in the heart of Helmshore, the property is within walking distance of Snig Park, as well as sought after local schools for primary, secondary and 6th form provision. Great commuter links with motorway connections and public transport links are nearby, while fantastic open countryside is also within just a few minutes walk and of course, that all important village pub / restaurant within walking distance too. This really is, a superbly well presented and conveniently located home.

**Hall 4'8" x 2'9"**

**Lounge 15'6" x 14'6"**

**Kitchen/Breakfast Room 11'8" x 18'2"**

**WC 4'7" x 2'9"**

**Landing**

**Bedroom 1 12'5" x 17'6"**

**Bedroom 2 10'5" x 9'7"**

**Bedroom 3 10'5" x 8'0"**

**Bathroom 7'1" x 6'3"**

**Front Garden**

**Rear Patio**

**Upper Rear Garden**

**Off Road Parking Area**

**Agents Notes**

**Disclaimer**

