



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Redwood Drive, Rawtenstall, Rossendale
- 2 Bedroom, (Scope For 3 Beds), Semi-Detached Bungalow
- Beautifully Presented Throughout
- Lovely Gardens Front & Rear
- Logburner To Lounge
- Perfect For Rawtenstall Centre Access
- VIEWING ESSENTIAL - Simply Must Be Viewed
- Contact Us NOW To View - By Appointment Only


37, Redwood Drive, Rossendale, BB4 6DR

£323,000

## 37, Redwood Drive, Rossendale, BB4 6DR

\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED BUNGALOW, SCOPE TO BE 3 BEDROOMS, SET IN HIGHLY SOUGHT AFTER POSITION - Excellent Presentation Throughout, Lovely Gardens Front & Rear, Close To Rawtenstall Centre, Workshop & Car Port, Private Driveway Parking, Log Burner - VIEWING ESSENTIAL - Contact Us To NOW View, By Appointment Only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<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.

Redwood Drive, Rawtenstall, Rossendale, is a 2 bedroom, (potentially 3 bedroom), semi-detached true bungalow positioned in a highly sought after location within easy reach of Rawtenstall town centre. Beautifully presented, the property has good gardens to front and rear, a private driveway and car port with workshop too. Inside, this is a good size property with 2 separate reception rooms, one of which could become a further bedroom 3 if required and throughout, excellent styling and décor make this a lovely welcoming home which even includes a logburner at its heart too.

Internally, the property briefly comprises: Entrance Hall with Closet and Store / Boiler Cupboard, Lounge, Dining Room / Potential Bedroom 3, Kitchen, Bedrooms 1 & 2, Shower Room, Rear Hall, Workshop and Car Port. Externally, to both front and rear of the property, are superb gardens, with off road private driveway parking too.

Positioned within easy reach of Rawtenstall centre, this property is ideally situated for easy access to shopping and travel links alike. With excellent public transport links and road / motorway connections each close by, the property enjoys a convenient location, while comprehensive local amenities are all nearby and even open countryside is easily accessible too.

**Hall**

**Closet**

**Lounge 14'8" x 10'6"**

**Kitchen 11'5" x 10'5"**

**Dining Room / Potential Bed 3 11'5" x 9'1"**

**Rear Hall 18'11" x 3'9"**

**Bedroom 1 15'7" x 10'0"**

**Bedroom 2 10'6" x 9'10"**

**Shower Room**

**Workshop with Car Port**

**Front Garden**

**Front Driveway**

**Rear Decking**

**Rear Garden**

**Further Terrace Garden**

**Agents Notes**

**Disclaimer**

