



Farrow & Farrow

ESTATE & LETTING AGENTS



- Fitted kitchen with Neff appliances
- Lounge with fitted gas fire
- Hall with Guest Cloakroom
- Large Open Plan Kitchen Diner
- Master Bedroom has En-suite
- Gas Central Heating
- Integral Single Garage
- Fenced and lawned gardens with paving surrounding the property
- Alarm with Entrance Alert
- Generously spaced plots

28, Oakeneaves Avenue, Rossendale, BB4 8FT

£495,000

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BRAND NEW HOME - PLOT 85 - The Pendleton is a four bedroomed detached dwelling which offers a spacious open plan dining/kitchen area with Neff appliances as standard, separate lounge and en-suite master bedroom. The property has an extensive specification which is included in the purchase price.



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.

The Hollins, Crawshawbooth – Plot 85, The Pendleton

Built by the well-established, family-run M S M Construction, creating quality homes in the Rossendale Valley since 1969, The Hollins is a prestigious residential development offering beautifully designed executive homes in a highly sought-after setting.

Perfectly positioned just 1 mile from Rawtenstall town centre, the development combines a peaceful, semi-rural feel with excellent commuter links. Walking distance to the local Primary & Secondary Schools. The nearby motorway network (M66, M60, M62 & M65) provides convenient access to Manchester city centre (approx. 15–20 minutes), Manchester Airport (approx. 30 minutes), as well as Leeds and Preston.

Plot 85 – The Pendleton is a stylish 4-bedroom detached home, thoughtfully designed to complement its surroundings while offering modern, high-quality living accommodation throughout.

Each property at The Hollins benefits from:

- * NHBC 10-year structural warranty
- * High-specification kitchens with granite worktops
- * Choice of finishes for kitchens and bathroom tiling (subject to build stage)
- * Double-width block paved driveway
- * Lawned gardens to front and rear
- * Integral garage with electric up-and-over door
- * Set within the picturesque Rossendale Valley, just outside Crawshawbooth village, this development offers the perfect balance of countryside living with everyday convenience.

For further information or to arrange a viewing, please contact the developer directly. The sales office will be open Monday to Friday 10.00am - 4.00pm (Saturdays by appointment).

Hall

Cloaks 6'3" x 5'2"

Lounge 18'10" x 11'5" into bay

Dining Area 12'10" x 11'5"

Kitchen 13'7" x 9'4"

Utility Room 7'2" x 5'2"

Integral Garage 15'10" x 7'6"

Landing

Bedroom 1 14'6" x 11'5"

En-suite Shower Room 6'7" x 5'2"

Bedroom 2 12'5" x 9'6"

Bedroom 3 12'5" x 9'6"

Bedroom 4 9'10" x 7'8"

Family Bathroom 9'2" x 4'11"

Disclaimer

