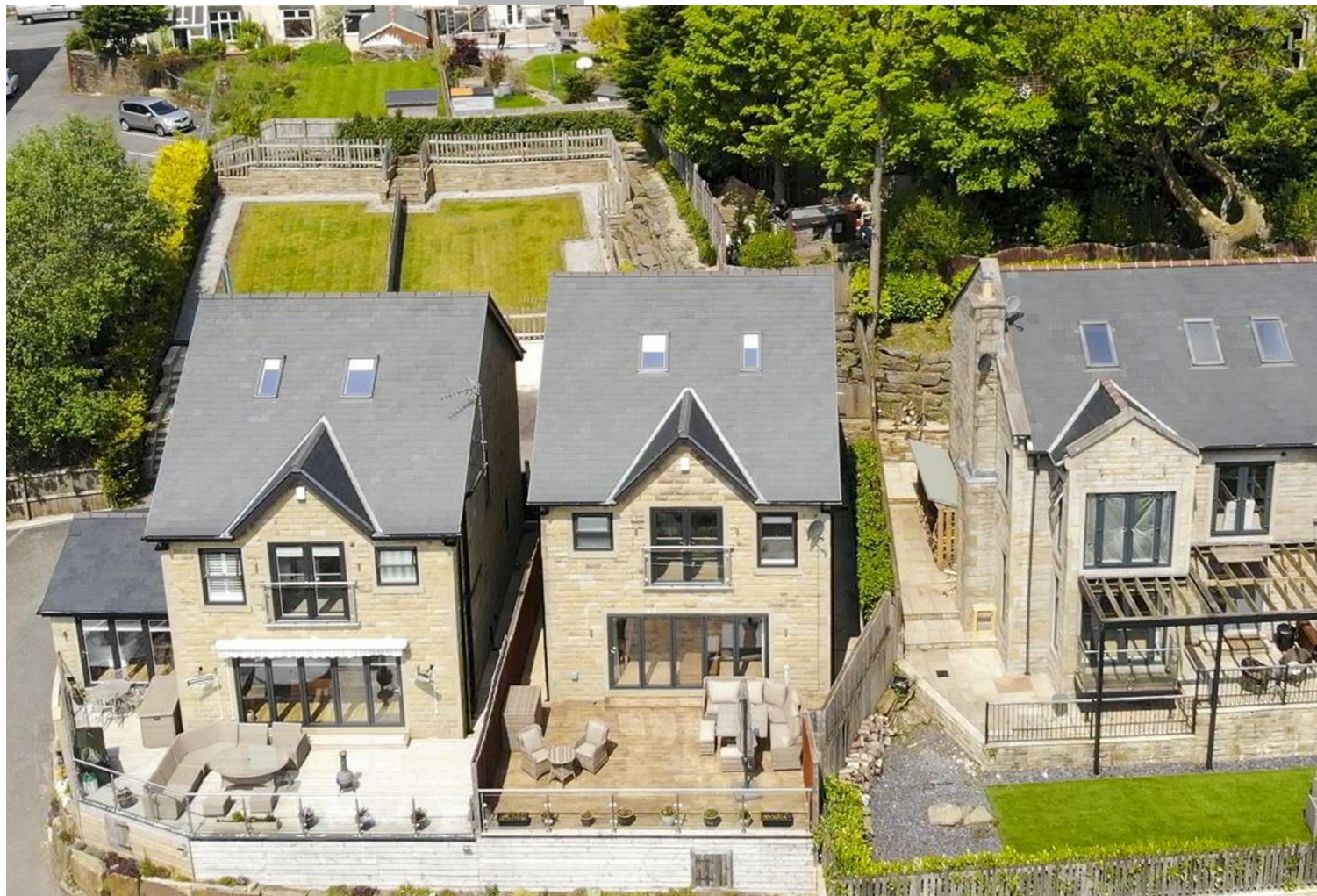




FINE & COUNTRY



- Worwick Green, Rawtenstall, Rossendale, Lancashire
- 4 Bedroom, Executive Detached Home
- Excellent Contemporary Presentation Throughout
- Great Views Over Rawtenstall Cricket Club
- Exclusive, Gated Development Position
- Garden, Decked Patio, Garage & Driveway Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Our Rawtenstall Office To View

11, Worswick Green, Rossendale, BB4 7NN

A wonderful family home with outstanding presentation throughout, 4 bedrooms, garden, patio, garage and driveway parking, plus excellent Cricket Club views too. Beautiful finishes and design features, generous accommodation and all modern family living requirements, including 3 bathrooms, make this a truly desirable home - VIEWING HIGHLY RECOMMENDED - View By Appointment Only Via Our Rawtenstall Office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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.

Worswick Green, Rawtenstall, Rossendale is a superb, modern 4 bedroom detached home, situated in one of Rawtenstall's most desirable locations with great views out to the front over Rawtenstall Cricket Club. Positioned within a gated enclave along with just 6 other properties of note, this is a truly desirable home with fantastic accommodation on offer and excellent outdoor space too. Presented to an exceptionally high standard, contemporary design touches and great finishes mean viewing is most highly recommended, while the garden, garage space and parking all also play a part in helping to make this a rare gem in the Rossendale property market.

Internally, this property briefly comprises: Entrance Hall with Downstairs Cloaks, Dining Kitchen, Lounge, Under Stairs Utility / Store, first floor Landing off to Bedroom 2 with En-Suite Shower Room 2, Bedrooms 3 & 4 and Family Bathroom, second floor Landing off to Bedroom 1 with En-Suite Shower Room and 2x Eaves Storage areas. Externally, the good size Rear Garden and Decked Front Patio Garden are excellent outdoor spaces, while the Garage and Driveway Parking are great additional plus points too.

Centrally located within easy reach of Rawtenstall Town Centre and its shops, bars and restaurants. The property is ideally positioned for professionals and commuters alike within minutes of the M66 and motorway links to further afield. Within minutes of Whitaker Park and stunning countryside at both Haslingden Grane and Dunnockshaw, the property is also within easy reach of great outdoor sports and leisure facilities, including Rossendale Dry Ski Slope, Sailing School, Golf Course, The Adrenaline Gateway Mountain Biking Centre, the Pennine Bridleway and Marls Pits Sports & Leisure Complex. This fabulous home has it all!

Hall

WC 5'6" x 3'3"

Kitchen/Dining Room 17'1" x 16'7"

Lounge 14'8" x 20'6"

Utility / Store 9'6" x 3'5"

Landing

Bedroom 2 13'8" x 14'11"

En-suite Shower Room 2 10'5" x 5'0"

Bedroom 3 10'5" x 12'7"

Bedroom 4 10'4" x 7'3"

Bathroom 7'1" x 12'7"

2nd Floor Landing

Bedroom 1 16'8" x 16'6"

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

Front Decking

Elevated Rear Garden

Garage & Parking

Agents Notes

Disclaimer F&C

