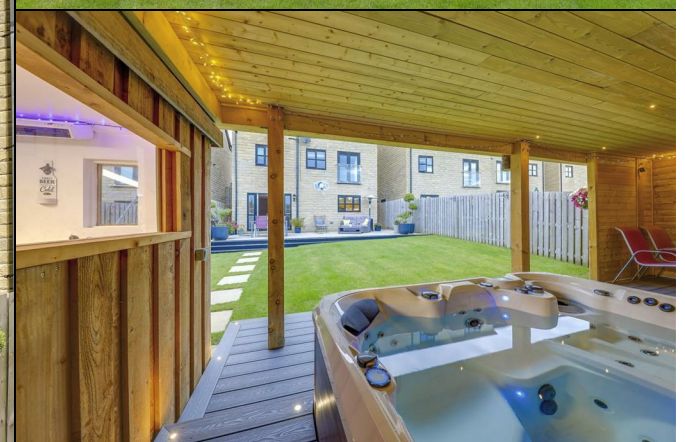




FINE & COUNTRY



- Oaklands Drive, Rawtenstall, Rosendale
- 5 Bedroom Detached Executive Home
- Outstanding Contemporary Presentation Throughout
- Accommodation Over 3 Floors
- Garden Pod With Hot Tub, Covered Seating & Bar
- Lovely Views & Attractive South-Southeasterly Aspect
- Gardens, Garage & Off Road Driveway Parking
- VIEWING ESSENTIAL - By Appointment Only

61, Oaklands Drive, Rossendale, BB4 6SA

This stunning, 5 bedroom detached executive property, offers superb contemporary presentation throughout. Spacious accommodation is arranged over 3 floors, with superb views to the rear, perfectly located for Rawtenstall centre amenities. An excellent family home with multiple reception spaces - **VIEWING HIGHLY RECOMMENDED** - available by appointment only, through our Rawtenstall office.



| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | 93 |
| (81-91) B | 86 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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.

Oaklands Drive, Rawtenstall, Rossendale is a superb contemporary 5 bedroom detached family home, ideally situated for Rawtenstall centre. With good size accommodation on offer well laid out over 3 floors, this property is close to Whittaker Park and sought after schools, popular transport links and a variety of shopping and leisure options. The property itself provides outstanding living space, which is beautifully presented throughout and offers multiple reception areas, perfect for modern families.

In addition to the house itself, this property also includes good off road parking, with a garage and driveway parking too. Completing the picture and adding a great additional area to the rear garden, the property includes a spacious garden pod, housing a hot tub and covered seating area, plus a bar / workshop / store room too. The rear garden is a wonderful spot from which to enjoy a summer's evening, with its superb south-southeasterly aspect and far-reaching views beyond.

Internally, this property briefly comprises: Ground Floor Entrance Hall with Store, 2nd Lounge, Study, Bedroom 5, Shower Room. Off the Lower Floor Landing is the Open Plan Lounge / Dining Kitchen, Utility Room, WC and Pantry. Off the First Floor Landing with Store, are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Family Bathroom. Externally, the property has a Garage and 2 further off road Driveway Parking spaces, lawned and planted Front Garden, Rear Patio, lawned Rear Garden and a fantastic Garden Pod with Workshop / Bar / Store, Covered Hot Tub / Seating Area.

Perfectly located for excellent transport links, as well as popular local schools, this home has lots to offer and a great position for Rawtenstall amenities. This is certainly an excellent property in a very popular area and is a great base for all that Rossendale has to offer.

Hall 13'3" x 10'6"

2nd Lounge 11'8" x 15'7"

Study 6'11" x 8'9"

Bedroom 5 11'8" x 9'4"

Shower Room 6'1" x 5'5"

Lower Landing 6'0" x 6'11"

Open Plan Kitchen / Lounge / Dining 25'2" x 25'3"

Utility 7'9" x 4'10"

WC 4'11" x 4'10"

Pantry 3'3" x 8'2"

Landing

Bedroom 1 13'9" x 12'9"

En-suite Shower Room 7'0" x 6'0"

Bedroom 2 16'3" x 8'9"

Bedroom 3 12'5" x 8'7"

Bedroom 4 11'5" x 9'6"

Bathroom 8'5" x 6'6"

Garage 16'5" x 8'4"

Front Driveway / Garden

Rear Patio

Rear Garden

Rear Garden Pod with Bar, Hot Tub & Seating

Agents Notes

Disclaimer F&C

