



FINE & COUNTRY



- Lyndale Avenue, Haslingden, Rossendale
- 4 Bedroom Adapted Detached Bungalow
- 3 Bathrooms, (Inc. Wetroom) and 4 Reception Rooms
- Well Presented, Modern Décor Throughout
- Ample Off Road Driveway Parking To Front
- Decking & Low Maintenance Garden Area To Rear
- VIEWING ESSENTIAL - By Appointment Only
- NO CHAIN DELAY - Contact Us To View



# The Villa, Lyndale Avenue, Rossendale, BB4 4BP

**\*\*\* NEW \*\*\* - SPACIOUS, 4 BEDROOM ACCOMMODATION WITH ADAPTED LIVING PROVISION IN A CONVENIENT POSITION - 3 Bathrooms & Multiple Reception Areas, Well Presented Attractive Modern Décor Throughout, Ample Off Road Driveway Parking, Rear Decking & Low Maintenance Garden - NO CHAIN DELAY - Contact Us To View, By Appointment Only**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	80
(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.

The Villa, Lyndale Avenue, Haslingden, Rossendale is a seldom seen, 4 bedroom bungalow home which has adapted living provision already in place. With excellent presentation throughout too, the property has multiple reception areas offering versatility and flexibility while also have 3 bathrooms including 1 very spacious adapted wetroom amongst them. With great parking provision to the front and 2x conservatory areas plus decking and a low maintenance garden area to the rear, this really is an outstanding opportunity to purchase such a property, rarely seen in Rossendale and beyond. In addition, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hallway with Store, Lounge, Conservatory, Breakfast Kitchen, 2nd Lounge / Dining Room, 2nd Conservatory, Utility Room, Bedroom 1 with En-Suite Bathroom, Bedroom 2 with En-Suite Bathroom, Bedrooms 3 & 4, Family Bathroom. Externally, to the front of the property is an ample expanse of block-paved, off road Driveway Parking while to the rear, there is a generous area of Decking with ramped access down to a lower area of low maintenance artificial lawn.

Situated in an ideal location for local amenities, yet outside the bustle of the town centre itself, this property is perfect for easy access to fantastic commuter and motorway links, public transport connections and sought after local schools too. Sports & leisure facilities are nearby and fantastic open countryside is just a few minutes away, while parkland opposite is perfect for children, pets or a stroll almost on the doorstep.

**Hallway 21'10" x 16'9"**

**Lounge 18'10" x 10'11"**

**Conservatory 11'9" x 11'10"**

**Kitchen/Breakfast Room 14'4" x 12'1"**

**Utility Room 5'9" x 6'2"**

**2nd Lounge / Dining Room 14'3" x 9'5"**

**2nd Conservatory 6'4" x 14'5"**

**Bedroom 1 17'0" x 12'4"**

**En-suite Bathroom 22'3" x 8'2"**

**Bedroom 2 15'8" x 11'4"**

**En-suite Bathroom 5'10" x 7'7"**

**Bedroom 3 11'10" x 10'7"**

**Bedroom 4 8'8" x 9'6"**

**Bathroom 6'4" x 10'8"**

**Front Driveway**

**Rear Garden with Decking**

**Agents Notes**

**Disclaimer F&C**

