



FINE & COUNTRY



- Moorland Rise, Haslingden, Rosendale
- 4 Bedroom, Contemporary Extended Detached Family Home
- Superbly Presented Throughout
- Generous Family-Size Accommodation
- Double Garage & Driveway, Gardens Front & Rear
- Sought After Residential Location
- VIEWING ESSENTIAL TO FULLY APPRECIATE
- Contact Us To View - By Appointment Only



## 22, Moorland Rise, Rossendale, BB4 6UA

This exceptional, 4 bedroom, extended, detached family home is superbly presented throughout and offers generous living space with great design features too. The beautiful open plan Kitchen / Dining / Lounge arrangement is both convenient and contemporary, while fitted Bedroom furniture, lovely gardens front & rear, a double garage & off road Driveway Parking all stand out - VIEWING HERE IS ESSENTIAL - Contact Us To View, By Appointment Only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	80
(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	

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Moorland Rise, Haslingden, Rossendale is a fantastic family home. Situated in a sought after residential location, the property offers generous extended accommodation which has excellent presentation, including a stunning, upgraded kitchen, vaulted dining area and stylish décor throughout. The property's design has features which certainly appeal, with unusual shape and scale adding interest, such as the galleried lounge and the fantastic balcony from the rear bedroom too overlooking the stunning garden.

Externally, the double garage and off road driveway parking provide the essential elements for modern living, while to the rear, the garden brings a place to relax and enjoy, featuring a deck, pond, lawn, upper deck, summer house and hot tub too. This is a lovely family home for which VIEWING IS MOST HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hallway, WC, Cloaks, Lounge open to Home Office area which opens to Dining Room open plan Living, Breakfast Kitchen & Utility Room. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, access to Balcony, Bedrooms 2-4 and Family Bathroom. Externally, the Double Garage and Off Road Driveway Parking are joined by the Front Garden, Rear Decked Patio with feature pond, Rear Lawn & Upper Deck with Summer House & Hot Tub (to be discussed on purchase).

Located within easy reach of commuter connections to the M66/M65 motorway network and beyond, this property is ideally positioned to take advantage of good local schools and nearby countryside, with walks and bridleways offering stunning rural views. With Rawtenstall centre amenities just a few minutes away and a further array of facilities throughout Rossendale, this property is perfectly situated for a range of purchasers' needs.

### Covered Porch

### Hallway

WC 5'10" x 5'10"

Closet 8'4" x 4'6"

Lounge 19'4" x 15'0"

Open to Office 9'5" x 6'6"

Open Plan Living / Dining 18'3" x 33'11"

Kitchen/Breakfast Room 10'2" x 13'4"

Utility 5'2" x 8'2"

Study / 2nd Lounge 8'2" x 7'10"

### Landing

Bedroom 1 12'3" x 13'8"

En-suite Shower Room 5'2" x 7'1"

Balcony 8'3" x 20'2"

Bedroom 2 8'6" x 11'1"

Bedroom 3 10'10" x 7'10"

Bedroom 4 8'4" x 8'2"

Bathroom 6'3" x 9'0"

Garage 17'3" x 16'2"

Driveway Parking

Front Garden

Rear Patio

Rear Garden

Upper Decking

Agents Notes

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