



Farrow & Farrow

ESTATE & LETTING AGENTS



- Spring Lane, Haslingden, Rossendale
- 4 Bedroom, Detached Family Home
- Formerly 2 Homes
- Great Garden & Separate Walled Garden Area
- Beautiful Interiors Throughout
- Convenient Position For Transport Links
- 2x Leased Double Garages
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

Pagg House, 2-4, Spring Lane, Rossendale, BB4 5AA

£300,000

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***** NEW *** - 4 BEDROOM DETACHED FAMILY HOME WITH LOVELY GARDENS, BEAUTIFULLY PRESENTED THROUGHOUT - Formerly 2 Homes, Good Room Sizes, 3 Reception Rooms, Additional Walled Garden, 2 x Leased Double Garages - VIEWING HIGHLY RECOMMENDED - By Appointment Only.**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	55	
(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.

Spring Lane, Haslingden, Rossendale is a 4 bedroom, detached family home which is superbly presented throughout and enjoys great garden spaces too. Formerly 2 properties, living space is now generous with 3 reception areas to the ground floor, a good size basement store and an additional walled garden area adjacent to the the property too. This property really is a gardener's dream, with the separate area a perfect spot for raised beds, while immediately next to the property, gardens wrap around from the rear to the side with lawns, borders and a patio area too.

Inside, décor is modern and the lovely kitchen and bathroom are each well presented too. With some retained features including exposed floorboards and a real fire at its heart, the property offers excellent family living space and has the further benefit of 2x detached double garages currently leased from the local council as well. Viewing here is highly recommended and available by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Dining Room, Lounge, Study, Breakfast Kitchen, first floor Landing off to Bedrooms 1-4 and Family Bathroom. Beneath is good size Basement Storage too. Externally, the property has a good size garden to the rear and in addition, there is also a separate, walled garden area adjacent too. The property also currently has the benefit of 2x double garages leased from the local council at £220pa per garage.

This property sits in a convenient, yet comparatively peaceful position, within easy reach of both public transport and commuter connections. M65/M66 access is easily reached nearby and a range of local amenities is available in Haslingden town centre, with comprehensive facilities close at hand throughout Rossendale as a whole. Shopping, leisure, sports, entertainment, healthcare and schools are all accessible and of course, lovely country walks and views are also nearby.

Dining Room 14'4" x 15'2"

Lounge 14'5" x 15'10"

Kitchen/Breakfast Room 11'4" x 15'3"

Study 10'0" x 18'8"

Basement 17'3" x 10'3"

Coal Store

Landing

Bedroom 1 15'7" x 19'1"

Bedroom 2 14'4" x 15'1"

Bedroom 3 11'3" x 8'2"

Bedroom 4 8'6" x 11'10"

Shower Room 6'5" x 5'10"

Bathroom 7'5" x 6'2"

Rear & Side Gardens

Detached 2 x Double Garage

Walled Veggie Garden

Agents Notes

Disclaimer

