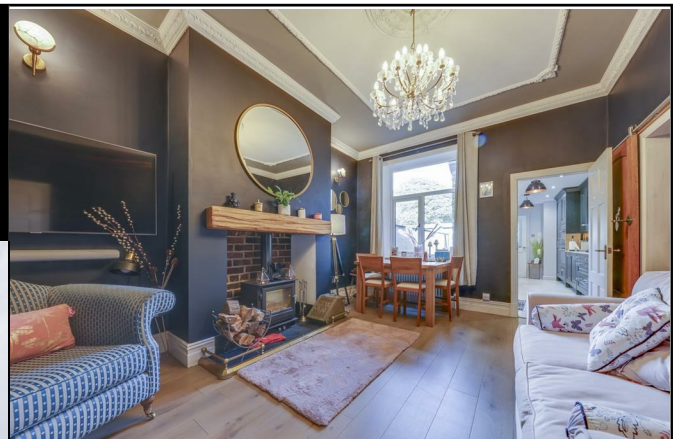




Farrow & Farrow

ESTATE & LETTING AGENTS



- Whitecroft Avenue, Haslingden, Rossendale
- A Lovely, 3 Bedroom, Mid Terrace Home
- Beautifully Presented Throughout
- Good Size Living Space Over 3 Floors
- Retained Character with Great Modern Styling
- Sought After Location Close To Park & Amenities
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

14, Whitecroft Avenue, Rossendale, BB4 4BU

£340,000

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***** NEW *** - OUTSTANDING 3 BEDROOM TERRACE PROPERTY WITH FANTASTIC OUTDOOR SPACE & DETACHED GARAGE - Spacious Living Accommodation, Beautifully Presented Throughout, Recent Kitchen & Bathroom, 2 Separate Reception Rooms, Attic Bedroom with En-Suite Shower Room - THIS EXCELLENT HOME SIMPLY MUST BE SEEN - VIEWING ESSENTIAL!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	56	
(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.

Whitecroft Avenue, Haslingden, Rossendale is an exceptional 3 bedroom terrace property, beautifully presented and well equipped, featuring outstanding outdoor space with fabulous garden and a detached garage as well. A real stand out property, this lovely home combines the best of traditional features with modern touches too, creating a wonderful home to live in. The property has lovely décor, recent kitchen and bathroom and is presented to a high standard, with **VIEWING HIGHLY RECOMMENDED**.

Internally, the property briefly comprises: Entrance Hall, Lounge, Dining Room / Second Lounge, Kitchen, Utility, Cloaks / WC, first floor Landing off to Bedrooms 1 & 2 plus Family Bathroom, second floor Bedroom 3 and En-Suite Shower Room.

This property has so much to offer, with the ground floor living accommodation being spacious and benefiting from 2 separate reception rooms. Outside, the garden area is also unusually good for a terraced property with a welcoming front forecourt garden, while to the rear is a lovely and sizeable garden space including patio, lawns, mature planted borders and extraordinarily good parking provision with the detached garage.

The property is situated in a desirable position within a sought after location, close to a park and beautiful open countryside. Excellent local schools are nearby and commuters are also well served, with fantastic access to M65/M66 motorway links to major regional destinations and beyond, together with good public transport links.

- Hall**
- Lounge 14'9" x 11'3"**
- 2nd Lounge/ Dining 15'1" x 11'11"**
- Pantry 7'10" x 3'4"**
- Kitchen 15'9" x 8'10"**
- Utility 4'3" x 6'2"**
- WC 4'3" x 2'10"**
- Landing 15'3" x 5'2"**
- Bedroom 1 11'10" x 15'0"**
- Bedroom 2 15'2" x 9'5"**
- Bathroom 8'8" x 7'1"**
- 2nd Floor Landing**
- Bedroom 3 18'1" x 10'8"**
- En-suite Shower Room 5'3" x 6'0"**
- Eaves Store**
- Front Forecourt**
- Rear Yard**
- Detached Garage**
- Rear Garden with Patios**
- Agents Notes**
- Disclaimer**

