



Farrow & Farrow
ESTATE & LETTING AGENTS



- Balmoral Road, Helmshore, Rossendale
- 3 Bedroom, Extended Detached Family Home
- Well Presented Throughout
- Good Gardens Front & Rear
- Off Road Driveway Parking
- Perfect For Popular Local Schools & Amenities
- Motorway / Commuter / Public Transport Easily Reached
- VIEWING HIGHLY RECOMMENDED - Contact Us To View


14, Balmoral Road, Rossendale, BB4 4EA

£300,000
Offers Over

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*** NEW *** - EXTENDED 3 BEDROOM DETACHED HOME IN A SOUGHT AFTER RESIDENTIAL LOCATION, WITH EXCELLENT ACCESS TO TRANSPORT LINKS, SCHOOLS & AMENITIES - Well-Presented Throughout, Extended To Rear, Gardens Front & Rear, Off Road Driveway Parking - A FANTASTIC FAMILY HOME - CONTACT US TO VIEW!!!



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

Balmoral Road, Helmshore, Rossendale is an excellent, 3 bedroom detached family home. The property is well presented and boasts an extension to the rear adding to the living space, together with gardens front & rear. Offering good family accommodation in a sought after residential location, this property also has the benefit of off road driveway parking and is close to fantastic commuter connections and popular local schools too.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen/Dining Room, Sun Room, first floor Landing off to Bedrooms 1-3 and Shower Room. Externally, there are Gardens Front and Rear, plus off road Driveway Parking completing the picture.

Giving excellent access to local schools and amenities, as well as superb commuter connections to M65/M66 and beyond via the regional motorway network, the property is situated in a sought after residential area. Local amenities including Haslingden Sport Centre, the town centre and near supermarket, make this property an ideal family home and as such, early viewing is recommended as interest is expected to be high.

Vestibule 4'3" x 4'4"

Lounge 19'10" x 15'0"

Kitchen/Dining Room 12'7" x 14'10"

Sun Room 12'0" x 9'1"

Landing 10'0" x 6'0"

Bedroom 1 14'9" x 8'10"

Bedroom 2 11'9" x 8'10"

Bedroom 3 9'8" x 6'0"

Shower Room 6'6" x 5'10"

Front Garden

Front Driveway

Rear Garden

Agents Notes

Disclaimer

