



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Cherry Tree Way, Helmshore, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Excellent Modern Presentation Throughout
- Gardens Front & Rear, Conservatory To Rear
- Detached Garage & Off Road Driveway Prking
- Highly Sought After Location
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only


24, Cherry Tree Way, Rossendale, BB4 4JZ

**£325,000**

## 24, Cherry Tree Way, Rossendale, BB4 4JZ

3 BEDROOM SEMI-DETACHED FAMILY HOME WITH GARDENS FRONT & REAR WITH LOVELY MODERN PRESENTATION - Conservatory, Detached Garage & Off Road Driveway Parking, Highly Sought After Location, Close to Popular Local Schools, Motorways & Amenities Nearby - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	47	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Cherry Tree Way, Helmshore, Rossendale is a beautifully presented 3 bedroom semi-detached family home, in a desirable position set within easy reach of popular local schools. This property has lovely modern styling and décor throughout, including fitted wardrobes to bedrooms 1 & 2. With gardens front and rear, plus a detached garage and off road driveway parking, as well as the addition of a conservatory to the rear and porch to the front too, the property also has an excellent position convenient for a wide range of popular local amenities. For this property, VIEWING IS HIGHLY RECOMMENDED and is available by appointment only.

Internally, this property briefly comprises: Entrance Hallway with Downstairs WC, Lounge with Under Stairs Store, Dining Kitchen, Conservatory. Off the first floor Landing are Bedrooms 1-3 and the Bathroom, while externally, there are Front & Rear Gardens, a Detached Garage and off road Driveway Parking too.

Situated in a highly sought after area, the property is close to the motorway network, good local schools and local facilities such as Haslingden Sport Centre. Town centre amenities, supermarkets and a wide range of facilities are also easily reached and as such, this property is ideally suited to family living. Early viewing is certainly suggested, with interest expected to be high.

**Hallway 13'5" x 5'10"**

**WC**

**Lounge 15'9" x 14'1"**

**Kitchen/Dining Room 10'6" x 17'6"**

**Conservatory 9'10" x 8'8"**

**Landing**

**Bedroom 1 11'9" x 10'3"**

**Bedroom 2 10'2" x 11'1"**

**Bedroom 3 8'4" x 6'11"**

**Bathroom 5'4" x 8'6"**

**Front Garden**

**Driveway Parking**

**Detached Garage**

**Rear Garden**

**Agents Notes**

**Disclaimer**

