



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Grane Road, Haslingden, Rossendale
- 3 Bedroom, Mid Terrace Home
- On The Verge of Open Countryside
- Good Living Accommodation
- Gardens & Leased Garage
- Amenities & Transport Links Within A Few Minutes
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us To View - By Appointment Only

467, Grane Road, Rossendale, BB4 4AT

**£175,000**



# 467, Grane Road, Rossendale, BB4 4AT

\*\*\* NEW WITH NO CHAIN DELAY \*\*\* - 3 Bedroom Mid Terrace, Fabulous Location On Verge Of Open Countryside, Gardens & Leased Detached Garage, Ideal For Walks & Scenery, Motorway Connections Close By, Amenities Within A Few Minutes - CONTACT US TO VIEW - By Appointment Only



| Energy Efficiency Rating                    |               |                                                                                                               |
|---------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                     |
| Very energy efficient - lower running costs |               |                                                                                                               |
| (92 plus) A                                 | <div>38</div> | <div>87</div>                                                                                                 |
| (81-91) B                                   |               |                                                                                                               |
| (69-80) C                                   |               |                                                                                                               |
| (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  |

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.

Grane Road, Haslingden, Rossendale is a 3 bedroom, mid terrace home, situated within moments of Calf Hey and Ogden Reservoirs. With spectacular scenery within seconds and great transport links and amenities within minutes, this is a well-connected yet semi-rurally positioned property. In addition to the front forecourt and rear gardens, there is an additional garden space and detached garage which are both leased, meaning a surprisingly good area of grounds. The accommodation itself is good too, with great scope to retain a traditional feel or indeed, modernise to suit. With the additional benefit of being FOR SALE WITH NO CHAIN DELAY, for this property VIEWING IS HIGHLY RECOMMENDED and available by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Kitchen, Rear Porch / Utility Room. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, there is a Rear Garden, Further (Rented) Rear Garden, Front Forecourt and a Detached (Rented) Garage.

Positioned on the verge of beautiful open countryside, this property gives great access to stunning scenery and walks almost on the doorstep. With convenient transport links also close at hand, the property is well connected and enjoys a sought after location with local amenities within just a few minutes.

Hall 10'4" x 3'10"

Lounge 14'8" x 16'1"

Lower Hall

Kitchen/Dining Room 9'0" x 20'10"

Rear Porch / Utility 4'0" x 7'4"

Landing & Inner Landing

Bedroom 1 14'10" x 10'0"

Bedroom 2 9'5" x 12'6"

Bedroom 3 11'9" x 9'1"

Bathroom 5'11" x 7'1"

Front Forecourt

Rear Yard

Upper Garden

Small Further Garden

Detached Garage

Agents Notes

Disclaimer

