



Farrow & Farrow

ESTATE & LETTING AGENTS



- Lower House Green, Lumb, Rossendale
- 4 Bedroom, Detached Home
- Ideal Family Accommodation Over 3 Floors
- Rear Garden Overlooking Countryside
- Conservatory, Integral Garage & Driveway Parking
- Popular Cul-De-Sac Setting
- Viewing Highly Recommended
- Contact Us To View - By Appointment Only


15, Lower House Green, Rossendale, BB4 9UH

£385,000

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***** NEW *** - 4 BEDROOM SEMI-DETACHED FAMILY HOME IN A CUL-DE-SAC SETTING BORDERING COUNTRYSIDE - Great Family Accommodation Over 3 Floors, 3 Reception Areas Including Conservatory, Integral Garage & Off Road Driveway Parking, Popular Residential Location With Accessible Local Amenities - VIEWING HIGHLY RECOMMENDED - 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.

Lower House Green, Lumb, Rossendale is a 4 bedroom, detached home, well arranged over 3 floors. With a garden to the rear overlooking adjacent countryside, the property enjoys an elevated position and is ideally suited to modern family living, with a variety of reception spaces, including a conservatory to the rear. There is both an integral garage and off road parking too, while the property's position towards the end of its cul-de-sac setting, provides for relative peace and seclusion. Viewing here is highly recommended to fully appreciate the accommodation on offer and is available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises:

Upper Ground Floor - Entrance Hallway, Lounge, Kitchen / Dining Room, Conservatory.

First Floor - 1st Floor Landing, Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom.

Lower Ground Floor - Lower Landing, WC, Utility Room, Cinema Room with Under Stairs Store, Integral Garage.

Externally, in addition to the Integral Garage there is off road Driveway Parking and a Forecourt to the front of the property while to the rear, a good size low maintenance garden with flagged patio completes the picture.

Located on the fringe of beautiful open countryside, close to Deerplay Moor with walks, bridleways and cycle routes, the property sits in excellent semi-rural surroundings. At the same time, the property is also within easy reach of amenities, schools, shopping and leisure facilities throughout Rossendale, with local country pubs, corner shops and popular primary school all nearby.

Hallway 16'3" x 5'11"

Lounge 16'3" x 14'8"

Kitchen/Dining Room 10'8" x 20'10"

Conservatory 9'1" x 9'3"

Lower Landing

WC 2'8" x 4'2"

Utility 11'3" x 6'4"

Cinema Room 15'9" x 9'1"

Store Room

Landing 3'10" x 13'4"

Bedroom 1 12'0" x 13'5"

En-suite Shower Room 7'6" x 2'11"

Bedroom 2 11'0" x 10'1"

Bedroom 3 9'1" x 10'6"

Bedroom 4 12'0" x 7'3"

Bathroom 7'3" x 5'9"

Integral Garage / Workshop

Front Forecourt

Rear Garden

Agents Notes

Disclaimer

