



Farrow & Farrow

ESTATE & LETTING AGENTS



- Tall Trees, Greenbank Park, Rawtenstall, Rossendale
- 4 Bedroom, Detached Family Home
- Well Maintained, Traditionally Presented Interiors
- Great Opportunity To Modernise & Add Value
- Gardens, Garage, Drive & Substantial Woodland Area
- Highly Sought After Residential Position
- Walking Distance To Rawtenstall Centre
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN DELAY
- Viewings By Appointment Only - Contact Us To View

Tall Trees, 8, Greenbank Park, Rossendale, BB4 7SY

£500,000

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*** NEW *** - 4 Bedroom Detached Family Home Within Walking Distance Of Rawtenstall, Gardens & Significant Portion of Woodland, Good Size Interiors, Garage & Driveway Parking, Highly Sought After Residential Area, Perfect Location For Town Centre Amenities, Great Motorway Commuter Links & Express Bus Routes To Manchester - NO CHAIN DELAY - View By Appointment Only, Contact Us To View



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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.

Tall Trees, Greenbank Park, Rawtenstall, Rossendale is a generous family home, ideally positioned within walking distance of Rawtenstall centre. Offering well-maintained and traditionally presented interiors, combined with great outdoor space too, including a significant portion of woodland to the side and rear, this property provides ideal accommodation for modern families looking for a select residential location.

With all town centre amenities within easy reach, this property occupies an excellent and comparatively tucked-away position, giving a rarely seen combination of accommodation, setting and grounds. Providing superb scope to modernise and add value, this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room / Snug, Breakfast Kitchen, Utility Room, Downstairs WC. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Shower Room. Externally, the property has Gardens to Front / Side / Rear plus a Rear Patio, there is an attached Garage and off road Driveway Parking too. To the side and rear of the property, beyond the formal gardens, there is a significant area of woodland which completes the property's curtilage and gives the property a considerably larger plot than the norm, (see boundary outline attached).

Situated in one of Rawtenstall's most favoured residential areas, this property offers a setting on a sought after cul-de-sac. Within easy reach of Rawtenstall town centre amenities, this property offers convenient access to excellent commuter links via M66/M65 motorway links, while X43 express bus routes to Manchester and Burnley are also nearby, as are preferred local schools and a wide range of other amenities throughout Rossendale.

Hallway 10'2" x 10'10"

Lounge 20'8" x 11'11"

Dining Room / Snug 20'1" x 10'11"

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

Utility Room 9'1" x 8'4"

WC 6'8" x 2'9"

Landing

Bedroom 1 10'11" x 10'7"

En-suite Shower Room 10'11" x 3'11"

Bedroom 2 10'11" x 12'0"

Bedroom 3 9'5" x 12'1"

Bedroom 4 9'5" x 11'1"

Shower Room 5'10" x 10'1"

Front Garden

Side Garden

Driveway & Garage

Rear Patio

Lower Woodland Area

Agents Notes

Disclaimer

