



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Fitted kitchen with Neff appliances
- Lounge with fitted gas fire
- Hall with Guest Cloakroom
- Large Open Plan Kitchen Diner
- Master Bedroom has En-suite
- Gas Central Heating
- Integral Single Garage
- Fenced and lawned gardens with paving surrounding the property
- Alarm with Entrance Alert
- Generously spaced plots

The Pendleton at The Hollins, Hollin Way, Rossendale, BB4 8ED

**£495,000**  
Prices From

## The Pendleton at The Hollins, Hollin Way, Rossendale, BB4 8ED

BRAND NEW HOME - PLOT 85 - The Pendleton is a four bedroomed detached dwelling which offers a spacious open plan dining/kitchen area with Neff appliances as standard, separate lounge and en suite master bedroom. The property has an extensive specification which is included in the purchase price.



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.

M S M Construction are a small family firm established in 1969, they have been building quality homes in the Rossendale Valley for over 40 years.

A Prestige development, in a much sought after residential area, yet just a mile from Rawtenstall centre and only one and a half miles from the motorway network giving access to M66, M62, M63, M56 to the South and M56 and M6 to the North. Manchester city centre is a mere 15/20 minutes away and Manchester Airport is approx. 30 minutes.

The Hollins

Please contact the developer direct on:  
01706  
-250090

\*Sales Office Opening Hours daily: 11.00am - 4.00pm\*  
Monday - Saturday

PLOT 85 - The Pendleton - AVAILABLE  
PLOT 80 - The Pendleton - SSTC

The Pendleton

Due to continuing interest and success in the development for plot availability please see the site plan.

Location

The Hollins is a prestigious development set within the picturesque valley of Rossendale, located just outside the village of Crawshawbooth and 1 mile away from the developing historic market town of Rawtenstall.

Although all the offerings and attributes of the countryside are available, the easy reach of the motorway network which includes the M66, M60, M62 & M65 make way for commuting to numerous locations such as Manchester City centre, Manchester Airport, The Trafford centre, Leeds and Preston

General

The Hollins is a long term project which offers high standard 4 bedroom executive detached homes characteristically designed to compliment their countryside surroundings.

All our properties carry the NHBC 10 year structural warranty with an extensive range of choices for kitchen units, granite worktops, ceramic wall tiles for bathrooms and kitchen at no extra costs. It is standard for the homes to provide double car width block paved drives, lawned front & rear gardens, electric motor up & over garage doors integral garage.

### Hall

**Cloaks 6'3" x 5'2"**

**Lounge 18'10" x 11'5" into bay**

**Dining Area 12'10" x 11'5"**

**Kitchen 13'7" x 9'4"**

**Utility Room 7'2" x 5'2"**

**Integral Garage 15'10" x 7'6"**

### Landing

**Bedroom 1 14'6" x 11'5"**

**En-suite Shower Room 6'7" x 5'2"**

**Bedroom 2 12'5" x 9'6"**

**Bedroom 3 12'5" x 9'6"**

**Bedroom 4 9'10" x 7'8"**

**Family Bathroom 9'2" x 4'11"**

### Disclaimer

