



Farrow & Farrow

ESTATE & LETTING AGENTS



- Redwood Drive, Rawtenstall, Rossendale
- Detached Family Home Formerly 4 Bedrooms
- Currently 3 Beds, Dressing Room & En-Suite To Master
- Great Plot - Gardens, Garage & Driveway Parking
- Ideal Location - Walking Distance To Town Centre
- Excellent Opportunity To Modernise & Add Value
- VIEWING ESSENTIAL - *** NO CHAIN DELAY ***
- Contact Us To View - STRICTLY BY APPOINTMENT ONLY

51, Redwood Drive, Rossendale, BB4 6DR

£380,000

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***** NEW ***** - DETACHED FAMILY HOME WITHIN WALKING DISTANCE OF RAWTENSTALL CENTRE - Formerly 4 bedrooms, currently configured as 3 bedrooms plus Dressing Room and En-Suite to the Master. Excellent position and great plot, lovely garden, off road driveway parking, 3 receptions, great scope to improve / modernise with generous living space - NO CHAIN DELAY, VIEWING ESSENTIAL - Contact Us To View - Strictly By Appointment Only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		34	54
(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.

Redwood Drive, Rawtenstall, Rossendale is a formerly 4 bedroom detached family home, currently configured as 3 bedrooms with a large dressing room and an en-suite bathroom too to the Master Bedroom. Offering an excellent opportunity to modernise and add value, this property has perfect family home potential, on a great plot with good outlooks, ample parking and a garage too. There is great scope here to reconfigure and restyle, putting your own stamp on both design and layout, creating a highly desirable home in a sought after setting as a result, all while within easy reach of Rawtenstall town centre. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY and VIEWINGS ARE AVAILABLE NOW, strictly by appointment only - Contact Us To View!!!

Internally, this property briefly comprises: Entrance Porch, Hallway with Storage and Downstairs Shower Room, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and generous Integral Garage. Off the first floor Landing are Bedroom 1 with En-Suite Bathroom and Dressing Room / Bedroom 4, Bedrooms 2 & 3 and Family Bathroom. Externally, there are low maintenance Front & Rear Gardens, with off road Driveway Parking joining the generously spacious Integral Garage too.

Perfectly located for Rawtenstall town centre facilities within walking distance, the property is also ideally situated for local primary and secondary schools, with an excellent range of amenities available throughout Rossendale as a whole. Commuter links and M65/M66/M60 motorway network connections are easily accessed, as is the Manchester-Burnley X43 Bus route. With great outlooks to the rear and to the side, early viewing here is highly recommended.

Porch 3'6" x 8'0"

Hallway

Shower Room 7'0" x 3'0"

Lounge 12'4" x 16'8"

Dining Room 12'0" x 10'7"

Conservatory 9'0" x 11'5"

Kitchen 8'10" x 13'1"

Utility 6'10" x 8'7"

Integral Garage 20'7" x 8'7"

Landing 6'4" x 10'8"

Bedroom 1 9'1" x 13'11"

En-suite Bathroom 8'8" x 4'10"

Dressing Room / Bed 4 12'1" x 6'10"

Bedroom 2 8'11" x 13'4"

Bedroom 3 12'5" x 9'9"

Bathroom 7'8" x 5'3"

Front Driveway & Garden

Rear Patio

Rear Garden

Agents Notes

Disclaimer

