



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Hollinwood Drive, Reedsholme, Rawtenstall, Rossendale
- 4 Bedroom, Detached Family Home
- Good Size, Extended Living Accommodation
- Lovely Modern Presentation Throughout
- Integral Garage & Driveway Parking
- Highly Sought After Area Location
- **VIEWING HIGHLY RECOMMENDED**
- Contact Us To View - By Appointment Only

9, Hollinwood Drive, Rossendale, BB4 8DE

**£390,000**  
Offers Over



# 9, Hollinwood Drive, Rossendale, BB4 8DE

**\*\*\* NEW \*\*\* - WELL-PRESENTED, 4 BEDROOM DETACHED, EXTENDED FAMILY HOME -**  
 Lovely Décor, Integral Garage & Driveway Parking. Gardens front & rear, a highly sought after location for schools and other local amenities, plus excellent transport links and country surroundings nearby too - **VIEWING HIGHLY RECOMMENDED**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	83
<b>England &amp; Wales</b>	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.

Hollinwood Drive, Reedsholme, Rossendale is a 4 bedroom, detached family home which is beautifully presented throughout and offers extended living space in a highly sought after location. With excellent local amenities and transport connections nearby, the property offers a great position and a superb combination of features, including both a utility, garage store and driveway parking with gardens front and rear.

Sitting between Crawshawbooth and Rawtenstall, the property gives great access to facilities such as sought after local schools, as well as attractive natural surroundings. At the property itself, outdoor space is well catered for and is a good space for outdoor entertaining for example. Inside, with the flexible and generous living space on offer, the Study Area and separate Utility Room are each great assets, while the Master En-Suite adds to the standard of accommodation on offer.

Internally, this property briefly comprises: Entrance Vestibule. Hallway, Lounge, open plan to Study Area, Dining Kitchen, Utility Room and Integral Garage Store. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom. Externally, in addition to the Integral Garage, there is off road Driveway Parking and a low maintenance Front Garden, plus Rear Patio, Rear Garden and Covered Pergola too.

Situated in highly sought after surroundings, the property is located within easy reach of a great range of local amenities. Both Rawtenstall and Crawshawbooth centres are close by, with excellent transport connections, shopping / dining / leisure / healthcare and school options too. In addition, beautiful open countryside is also within just a few minutes, with a range of walks, bridleways, cycle paths and lovely Valley vistas to be enjoyed.

- Vestibule 7'7" x 3'5"**
- Hallway**
- Lounge 17'8" x 11'7"**
- Open Plan to Study Area 6'9" x 11'7"**
- Kitchen/Dining Room 8'6" x 24'1"**
- WC 6'0" x 6'11"**
- Utility Room 8'0" x 8'5"**
- Garage 12'8" x 8'6"**
- Landing**
- Bedroom 1 12'8" x 12'8"**
- En-suite Shower Room 8'6" x 4'2"**
- Bedroom 2 8'8" x 13'8"**
- Bedroom 3 8'8" x 10'3"**
- Bedroom 4 10'0" x 6'9"**
- Bathroom 7'6" x 9'4"**
- Front Driveway Parking**
- Rear Patio**
- Rear Garden**
- Covered Pergola**
- Agents Notes**
- Disclaimer**

