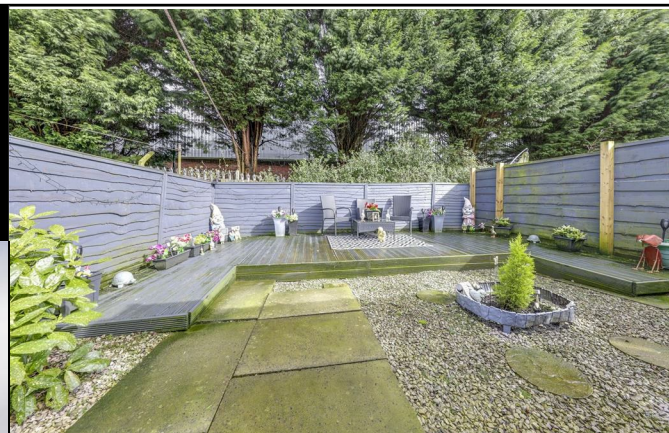




# Farrow & Farrow

ESTATE & LETTING AGENTS



- Devon Crescent, Helmshore, Rossendale
- 3 Bedroom, Mid Quasi Semi-Detached
- Well Presented Throughout
- Conservatory, Gardens Front & Rear
- Off Road Driveway Parking
- Great Schools, Amenities & Transport Links Nearby
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

31, Devon Crescent, Rossendale, BB4 4EL

**£180,000**  
Offers Over

# 31, Devon Crescent, Rossendale, BB4 4EL

**\*\*\* NEW \*\*\* - 3 BEDROOM FAMILY HOME WITH CONSERVATORY & OFF ROAD DRIVEWAY PARKING - Good Garden To Rear, Popular Local Schools Nearby, Commuter Links / Public Transport Close By, Well Presented Throughout - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

Devon Crescent, Haslingden, Rossendale is a 3 bedroom, mid quasi semi-detached family home, benefiting from a conservatory and garden to the rear, with off road driveway parking to the front too. Well presented throughout, this property offers great value for money and is ideally positioned for families, with popular primary and secondary schools close at hand. A great range of local amenities is on hand here too and this property is available now, with VIEWING HIGHLY RECOMMENDED.

Internally, the property briefly comprises: Entrance Porch, Hall, Dining / Kitchen with Under Stairs Store, Lounge and Conservatory. Off the first floor Landing are Bedrooms 1-3, Family Bathroom and separate WC. Externally, the property enjoys gated off road Driveway space and a Front Patio Garden, with a good size low-maintenance Rear Garden too.

Located within walking distance of good local schools, the property also offers excellent connections to superb consumer links via connections to the regions motorways. Haslingden Sports Centre, Rossendale Golf Club are close by, while good local amenities including shopping, leisure and health & fitness are all at hand. This property has lots to offer, with early viewing recommended

**Porch 2'6" x 11'7"**

**Hall**

**Lounge 16'11" x 9'10"**

**Conservatory 8'9" x 6'11"**

**Kitchen/Dining Room 16'11" x 11'6"**

**Store**

**Landing**

**Bedroom 1 11'1" x 9'11"**

**Bedroom 2 8'2" x 8'5"**

**Bedroom 3 8'4" x 4'5"**

**WC 2'7" x 3'10"**

**Bathroom 5'5" x 4'10"**

**Front Garden / Driveway**

**Rear Garden**

**Agents Notes**

**Disclaimer**

