



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Goodshaw Avenue North, Loveclough, Rossendale
- 4 Bedroom Detached Family Home
- Ground Floor Bathroom & Bedroom 4 / 2nd Lounge
- Well Presented with Modern Kitchen & Bathrooms
- Wraparound Lawned Gardens
- Detached Garage & Off Road Driveway Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only


104, Goodshaw Avenue North, Rossendale, BB4 8RH

£350,000  
Offers Over

# 104, Goodshaw Avenue North, Rossendale, BB4 8RH

**\*\*\* NEW \*\*\* - 4 BEDROOM DETACHED FAMILY HOME ON A GENEROUS PLOT IN A SOUGHT AFTER LOCATION - Well Presented Throughout, Modern Kitchen & Bathrooms, Ground Floor Bathroom & Bedroom 4 / 2nd Lounge, Wraparound Lawned Gardens, Detached Garage, Off Road Driveway Parking - VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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.

Goodshaw Avenue North, Loveclough, Rossendale is a 4 bedroom, detached family home, with the benefit of Bedroom 4 / 2nd Lounge and a Bathroom too, to the Ground Floor. Having both a Detached Garage and off road Driveway Parking, the property sits on a good size corner plot, with Lawned Gardens to 3 sides and a Rear Patio too. Well presented, the property has modern Kitchen and Bathroom appointments, with attractive décor throughout. This is a lovely family home with generous living space inside and out and with **VIEWING HIGHLY RECOMMENDED**.

Internally, this property briefly comprises: Entrance Hallway, Lounge, 2nd Lounge / Bedroom 4, Bathroom, Kitchen, Dining Room, Conservatory. Off the first floor Landing are Bedrooms 1-3 and Shower Room. Externally, the property has good size lawned gardens plus a Rear Patio. There is a Detached Garage and ample off road Driveway Parking too.

With easy access to bus and commuter routes to Manchester, Burnley and beyond, the property is also ideally located for the local amenities of Crawshawbooth Village and Rawtenstall Town Centre. Located within easy reach of a range of local amenities, as well as fabulous open countryside, this property is ideally positioned and easily accessible too.

**Hall 21'2" x 10'9"**

**Lounge 11'10" x 15'9"**

**2nd Lounge / Bedroom 4 9'1" x 15'9"**

**Bathroom**

**Kitchen 11'9" x 9'11"**

**Dining Room 9'1" x 13'0"**

**Conservatory 9'7" x 13'8"**

**Landing**

**Bedroom 1 11'8" x 13'0"**

**Bedroom 2 15'5" x 8'0"**

**Bedroom 3 12'6" x 7'5"**

**Shower Room 3'10" x 7'10"**

**Rear Patio**

**Lawned Wraparound Gardens**

**Detached Garage**

**Off Road Driveway Parking**

**Agents Notes**

**Disclaimer**

