



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Piper Hollin, Haslingden, Rossendale
- 3 / 2 Bedroom, Semi-Detached Character Home
- Beautifully Presented Throughout
- Lovely Gardens & Grounds inc Separate Side Garden
- Detached Garage, Driveway & Further Parking Space
- Flexible Further Reception / Ground Floor Bedroom
- Convenient For Schools / Shops / Motorway Links
- VIEWING ESSENTIAL - Contact Us To View

1, Piper Hollin, Rossendale, BB4 6QF


£425,000



# 1, Piper Hollin, Rossendale, BB4 6QF

This outstanding, 3 / 2 bedroom semi-detached character home, originally dating from 1757, offers great living space and unexpectedly good parking and gardens too. Beautifully presented throughout, this home has a real sense of welcoming charm, combined with convenience and flexibility too, with an additional reception room ideal as a second lounge or ground floor bedroom. VIEWING IS HIGHLY RECOMMENDED HERE - By appointment only.



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>		
<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.

Brought to the market with immaculate presentation, Piper Hollin, Haslingden, Rossendale is a fabulous family home. With gorgeous and spacious 3 / 2 bedroom accommodation, the property also offers exceptional outdoor space, with 2 separate generous garden areas, a garage, off road driveway parking and a further adjacent parking space too.

From the moment you step inside this home, the beamed ceilings and feature fireplace give a real sense of solidity, while the modern kitchen, bathroom and décor are superbly finished and presented. With such a wonderful combination of features on offer, plus the unusually comprehensive parking and outdoor options too, this really is a must-view home sure to delight and therefore, VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Porch, Lounge, Dining Room open to Kitchen with Store, Utility Room and 2nd Lounge / Bedroom 3. Off the first floor Landing, are Bedrooms 1 & 2 and the Bathroom. Externally, there is a Detached Garage, Driveway Parking and an adjacent Further Parking Space, while the Rear Patio Garden with Hot Tub and separate Side Garden with Summer House adding brilliant outdoor space.

Situated within easy reach of excellent road connections to commuter routes and the motorway network, this property certainly enjoys a convenient position. With a range of local amenities in easy reach, including major brand supermarket shopping, the property is also within walking distance of highly regarded local schools and has both Haslingden and Rawtenstall centres each within minutes, while Whitaker Park, Ski Rossendale and a host of entertainment, shopping, leisure and healthcare options are all on hand too.

**Porch 3'5" x 3'4"**

**Lounge 16'2" x 14'4"**

**2nd Lounge / Bed 3 14'6" x 12'0"**

**Kitchen 5'8" x 19'9" (widest point)**

**Dining Room / Sun Room 17'5" x 6'10"**

**Utility 6'0" x 13'5"**

**Landing**

**Bedroom 1 9'3" x 14'4"**

**Bedroom 2 9'4" x 12'2"**

**Bathroom 11'3" x 6'5"**

**Driveway Parking**

**Garage 18'7" x 10'6"**

**Rear Patio Garden with Hot Tub**

**Side Garden with Summer House**

**Separate Parking Space**

**Agents Notes**

**Disclaimer**

