



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

£415,000

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This outstanding, 3 / 2 bedroom semi-detached character home, originally dating from 1757, offers great living space and unexpectedly good parking and gardens too. THE ADJACENT GARDEN COULD EVEN OFFER POTENTIAL SCOPE, (STP of course). 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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. The adjoining spacious garden area could also offer potential scope for working from home, a significant garden building or a

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

