



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Helmshore Road, Haslingden, Rossendale
- Exceptionally Generous Plot
- Requiring Full Renovation / Refurbishment
- PERFECT OPPORTUNITY TO ADD VALUE
- Potential Development Scope STP
- Parking & Access To Front & Rear
- \*\*\* NO CHAIN DELAY \*\*\*
- Contact Us To View - By Appointment Only

Moss Nook, 65, Helmshore Road, Rossendale, BB4 4BW

£550,000

Offers In The Region Of



# Moss Nook, 65, Helmshore Road, Rossendale, BB4 4BW

This 5 bedroom detached property has an exceptional plot of almost 0.3 acres and great potential scope. In need of full refurbishment / renovation, the property could easily be split into 2 units, has ample gardens / grounds and access to the rear too. A MUST-VIEW FOR ANYONE LOOKING TO ADD VALUE / IMPROVE / ETC - NO CHAIN DELAY.



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.

Helmshore Road, Haslingden, Rossendale is currently a 5 bedroom, detached home, laid out over 3 floors and amounting to over 3,850sqft in all, with unusually generous rear garden / grounds too. Requiring refurbishment / renovation throughout, the existing property could easily be split in two and retain extensive outdoor space. Alternatively, subject to any necessary consents, the plot size could also potentially offer great scope for development, with access to the rear of the plot already in place.

This property presents a unique opportunity, with a variety of potential routes to add value. Occupying a plot amounting to almost 0.3 acres in all, this is an outstanding opportunity and therefore, early expressions of interest are most highly recommended. Take advantage of our \*\*\* OPEN VIEWING DAY 1pm-3pm, Saturday 27th April \*\*\*

Situated in a notable position opposite Victoria Park, this property offers a great combination of convenient access to both local amenities and the region's motorway network. Enjoy easy commuting and a plethora of facilities throughout Rossendale, with popular local schools, shopping, leisure, healthcare and open countryside all within easy reach. Don't miss this opportunity to create a wonderful home or even develop, subject to planning permission of course.

Hall 6'1" x 4'11"

Hallway / Study 19'4" x 10'9"

Reception Room 1 20'5" x 15'1"

Reception Room 2 18'2" x 13'4"

Reception Room 3 12'1" x 16'10"

Reception Room 4 10'11" x 15'0"

Kitchen/Breakfast Room 12'1" x 13'4"

Bathroom 7'5" x 10'7"

Utility Room 8'4" x 11'11"

Rear Porch 8'11" x 6'3"

Lower Ground Floor

Reception Room 5 11'2" x 13'0"

Reception Room 6 11'9" x 34'11"

Landing / Potential Bedroom 5 19'10" x 15'3"

Bedroom 1 17'9" x 15'2"

Bedroom 2 14'9" x 9'4"

WC 4'8" x 3'2"

Bedroom 3 12'2" x 13'5"

WC 3'11" x 3'2"

Potential Bedroom 4 19'10" x 20'6"

Garage 18'0" x 15'1"

2 x Front Driveway

Front Garden

Large Rear Garden

Agents Notes

Disclaimer

