



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Hargreaves Court, Lumb, Rossendale
- 2 Bedroom, Detached True Bungalow
- Lovely Position In Elevated Setting
- Integral Garage & Off Road Driveway Parking
- Ground Floor Accommodation inc Bed & Shower Rooms
- Attractive Position, Recently New Fencing
- NO CHAIN DELAY - Viewing Highly Recommended
- Contact Us to View - By Appointment Only


Troutbeck, 2, Hargreaves Court, Rossendale, BB4 9QA

**£285,000**

# Troutbeck, 2, Hargreaves Court, Rossendale, BB4 9QA

\*\*\* NEW \*\*\* - 2 BEDROOM, DETACHED TRUE BUNGALOW - Wholly Ground Level Accommodation, Lovely Plot, Integral Garage & Off Road Driveway Parking, Side & Rear Gardens & Patio, Available Now With NO CHAIN DELAY - 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>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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.

Hargreaves Court, Lumb, Rossendale is a 2 bedroom, detached true bungalow, situated in a delightful position and enjoying wholly ground floor accommodation within a lovely setting. With the addition of an integral garage and further off road driveway parking, the property has lots to offer both inside and out. Completing the picture are a patio and garden area to the rear and an enclosed side garden too. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY and EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To Arrange Your Viewing Now, By Appointment Only.

Internally, the all Ground Floor accommodation briefly comprises: Entrance Hallway with Store, Lounge, Kitchen, Bedrooms 1 & 2, Shower Room. Externally, in addition to the Integral Garage there is also off road Driveway Parking, plus a Rear Patio, enclosed Side Garden and lovely outlooks too completing the picture here.

Situated in Lumb, this property is ideally located for those looking for access to open countryside in an attractive setting, yet being within easy reach of local and regional commuter centres by road and motorway networks, and local commuter bus connections too. Country walks are within minutes, while the beautiful surroundings really cement the property within its lovely setting, while a great range of amenities in Rawtenstall centre and throughout Rossendale as a whole are easily reached too.

## Hallway

Lounge 18'2" x 11'6"

Kitchen 12'2" x 7'0"

Bedroom 1 12'10" x 10'7"

Bedroom 2 9'5" x 7'5"

Shower Room 5'8" x 8'1"

Garage 10'6" x 18'5"

Enclosed Side Garden

Rear Patio & Garden

Agents Notes

Disclaimer

