



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Broadway, Haslingden, Rossendale
- 3 Bedroom, Extended Semi-Detached Family Home
- Outstanding Reception / Entertaining Space
- Cosy Lounge With Woodburner
- Modern Breakfast Kitchen With Office / Study Space
- Good Gardens & Off Road Driveway Parking
- VIEWING HIGHLY RECOMMENDED
- Contact Us For Your Own Appointment To View

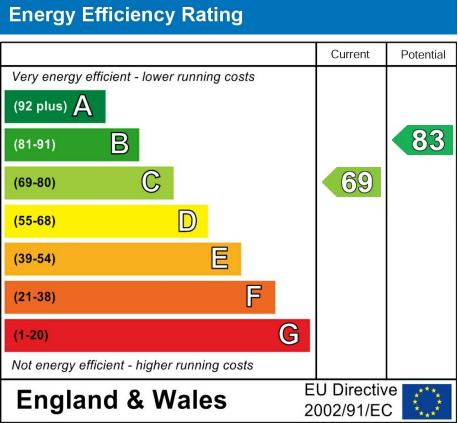
35, Broadway, Rossendale, BB4 4ES

**£270,000**  
Offers Over



35, Broadway, Rossendale, BB4 4ES

\*\*\* NEW \*\*\* - 3 BEDROOM, EXTENDED SEMI-DETACHED FAMILY HOME WITH OUTSTANDING ENTERTAINMENT SPACE - Good Gardens Front & Rear, Woodburner, Off Road Driveway Parking, Well-Presented Throughout, Conveniently Located, Close Great Local Amenities - AVAILABLE NOW TO VIEW



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.

Broadway, Haslingden, Rossendale is a 3 bedroom, upgraded and extended semi-detached home, set in a highly desirable location and providing ideal family accommodation. Well-presented throughout and really standing out from the crowd as a result, with an impressive living / dining / entertaining extension, this property also has good front & rear gardens and off road driveway parking too.

Inside, this property has a lovely cosy feel, warmed by a woodburner at the heart of the home. The Breakfast Kitchen / Dining Room is well-designed, with a modern feel and a study / office area perfect for working from home or as a homework zone too. There is excellent reception space in this property, which is really brought to life by the bi-fold doors connecting the extension to the outdoors, where there is a further patio area ideal from which to enjoy a sundowner perhaps. This excellent home is perfect for modern family living and VIEWING HERE IS MOST HIGHLY RECOMMENDED, with viewings AVAILABLE NOW by appointment only, exclusively through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Breakfast Kitchen / Dining Room with Store, Utility Room, open plan Living / Dining / Entertaining Space extension with bi-fold door access to the Rear Garden. To the first floor, off the Landing are Bedrooms 1-3 and the Bathroom. Externally, there is a low maintenance Rear Garden, plus a lawned Front Garden and good off road Driveway Parking.

Conveniently located in a very well regarded and highly sought after residential setting, this property is perfectly positioned within walking distance of popular local schools & excellent amenities. Motorway and commuter routes are each within moments, with public transport on hand too. Completing the picture here, open countryside, with walks, cycle routes and bridleways is also nearby, while Haslingden Golf Club is also just half a mile away.

Hall 10'8" x 6'8"

Lounge 12'11" x 12'9"

Breakfast Kitchen/Dining Room 10'10" x 19'11"

Open Plan Living 8'11" x 25'7"

Under Stairs Store

Utility 10'0" x 6'3"

Landing 8'2" x 5'11"

Bedroom 1 11'6" x 13'7"

Bedroom 2 11'5" x 13'7"

Bedroom 3 9'1" x 8'2"

Bathroom 6'0" x 8'7"

Front Garden

Front Driveway

Rear Garden

Agents Notes

Disclaimer

