



Farrow & Farrow

ESTATE & LETTING AGENTS



- Langwood Gardens, Haslingden, Rossendale
- Modern 3 Storey Townhouse
- Good Size 3 Bedroom Family Accommodation
- Lovely Contemporary Decor Throughout
- Integral Garage & Landscaped Rear Garden
- Popular Residential Setting, Good Amenities Nearby
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

12, Langwood Gardens, Rossendale, BB4 5PT

£269,500

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***** NEW *** - MODERN 3 BED FAMILY HOME - BEAUTIFULLY PRESENTED THROUGHOUT - Lovely Modern Décor, Integral Garage & Landscaped Garden, Attractive Outlook To Rear, Great Location Close To Schools & Amenities - A PERFECT FAMILY HOME - Contact Us To View - VIEWING HIGHLY RECOMMENDED**



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

Langwood Gardens, Haslingden, is a stone built 3 bedroom townhouse, with great accommodation well laid out over 3 floors. With an integral garage to the front and a lovely landscaped garden to the rear too, the property is well presented with beautiful modern décor and offers good size family living spaces. Providing great family accommodation with the potential to be versatile living space too, this property has much to recommend and has been maintained by the current owners to a good standard. As such, **VIEWING IS HIGHLY RECOMMENDED**.

Internally, this property briefly comprises: Entrance Hall with Downstairs WC, Dining Kitchen with access out to the rear garden, Integral Garage. Off the first floor Landing are the Lounge, Bedroom 3 & Family Bathroom while off the 2nd Landing with Store, are Bedroom 1 with En-Suite Shower Room and Bedroom 2. Externally, in addition to the Integral Garage there is also off road Driveway Parking while to the rear, there is a lovely, landscaped Rear Patio and Garden.

Situated in a popular residential area, ideal for schools and all local amenities, the property has excellent transport connections, with the M65/M66 motorway network close by, together with public transport connections to destinations throughout Rossendale and to commuter centres beyond.

Entrance Hall 17'0" x 6'6"

Kitchen/Dining Room 9'1" x 15'11"

Downstairs WC 4'6" x 2'10"

Integral Garage 17'0" x 9'0"

Landing 10'9" x 6'9"

Lounge 10'5" x 15'11"

Bedroom 3 9'3" x 15'11"

Bathroom 6'1" x 8'10"

2nd Landing

Store

Bedroom 1 10'5" x 15'11"

En-suite Shower Room 6'0" x 8'9"

Bedroom 2 9'3" x 15'11"

Off Road Driveway Parking

Rear Patio

Rear Garden

Agents Notes

Disclaimer

