



**Farrow & Farrow**  
ESTATE & LETTING AGENTS



- Heather Close, Helmshore, Rossendale
- 5 Bedroom, Link Detached Family Home
- Excellent Plot With Generous Gardens
- Ground Floor Bedroom & Shower Room
- Off Road Driveway Parking inc Gated Side Driveway
- Highly Sought After Residential Area
- Perfect For Popular Local Schools & Amenities
- EARLY VIEWING ESSENTIAL - Contact Us To View

22, Heather Close, Rossendale, BB4 4JN

**£400,000**  
Offers Over

## 22, Heather Close, Rossendale, BB4 4JN

**\*\*\* NEW \*\*\*** - A RARE, 5 BEDROOM, EXTENDED LINK-DETACHED HOME WITH GENEROUS GARDENS IN HIGHLY SOUGHT AFTER SETTING - Good Size Living Accommodation, Ground Floor Bedroom & Shower Room, Parking inc Gated Side Driveway - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us Now 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>                                   |                            |           |
| (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<br>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.

Heather Close, Helmshore, Rossendale is a 5 bedroom, extended link-detached family home, set in highly sought after surroundings within easy reach of great local schools, amenities and transport connections. This property is genuinely unusual, occupying a great plot with ample outdoor space too, while the ground floor bedroom and downstairs shower room add flexibility and potential to ideally suit a wide variety of buyers. With such exceptional features on offer, this property is available to view now and EARLY VIEWING HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hallway, Lounge, open plan to Dining Room, Kitchen, Utility Room, Downstairs Shower Room, ground floor Bedroom 2. Of the first floor Landing are Bedrooms 1-5 and the Bathroom. Externally, to the front of the property is off road Driveway Parking and a side Gated Driveway, then wrapping around to the side and rear is an excellent, generous family-sized Rear Garden with Rear Patio too.

Perfectly positioned for great local schools and excellent commuter connections, this property also offers easy access to good public transport links and varied local amenities. With more comprehensive facilities available throughout Rossendale as a whole, the property has excellent sports and leisure provision nearby too, as well as beautiful open countryside within just a few minutes.

**Hallway 13'10" x 6'6"**

**Lounge 23'2" x 12'11"**

**Open Plan to Dining Room 10'11" x 11'0"**

**Kitchen 11'4" x 9'6"**

**Utility 7'9" x 5'2"**

**Shower Room 7'8" x 4'0"**

**Bedroom 2 14'8" x 8'2"**

**Landing 8'1" x 6'3"**

**Bedroom 1 13'1" x 10'7"**

**Bedroom 3 10'11" x 11'0"**

**Bedroom 4 6'3" x 10'7"**

**Bedroom 5 8'11" x 7'6"**

**Bathroom 5'4" x 7'3"**

**Front Driveway**

**Rear Patio's**

**Rear Garden**

**Side Gated Driveway**

**Agents Notes**

**Disclaimer**

