



Farrow & Farrow

ESTATE & LETTING AGENTS



- Heys Close, Cloughfold, Rossendale
- 4 Bedroom, Detached Family Home
- Generous Living Accommodation
- Good Gardens To Front & Rear
- Integral Garage & Ample Off Road Driveway Parking
- Outstanding Views From Elevated Position
- Great Opportunity To Improve & Add Value
- Perfect For Rawtenstall Centre & Amenities
- VIEWING ESSENTIAL - Contact Us To View
- FOR SALE WITH *** NO CHAIN DELAY ***


6, Heys Close, Rossendale, BB4 7LW

£350,000
Offers Over

6, Heys Close, Rossendale, BB4 7LW

***** NEW *** - 4 BEDROOM DETACHED FAMILY HOME WITH FANTASTIC VIEWS IN HIGHLY SOUGHT-AFTER SETTING - Generous Living Space, Gardens Front & Rear, Garage, Ample Off Road Driveway Parking - Priced To Sell - NO CHAIN DELAY**



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.

Heys Close, Cloughfold, Rossendale is a well-proportioned, detached family home, with 4 bedrooms and good living space, all set in a highly desirable location. With outstanding views from its elevated position, the property offers a great opportunity to improve and add value too. Good rooms sizes are joined by a well laid out flow, while outside too, the property has lots to offer with plenty of garden space and parking provision too. This property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Hall with Closet & Downstairs WC, Lounge, Dining Room, Kitchen, Rear Hall, Utility Room and Integral Garage. Off the first floor Landing are Bedroom 1 with En-Suite Bathroom, Bedrooms 204 and the Family Bathroom. Outside, the property is well set back from the road by a good size Front Garden while to the rear, a Rear Patio, Rear Garden and further Upper Rear Garden add additional outdoor space. Along with the Integral Garage, there is also ample off road Driveway Parking completing the picture here.

Located close to Rawtenstall and perfect for access to all town centre amenities, the property is situated in a popular area and enjoys excellent access too to both public transport links and commuter connections to M65/M66 motorway networks and beyond. A great range of amenities is nearby in Rawtenstall centre, with a fantastic further range of facilities throughout Rossendale as a whole.

- Hall**
- WC**
- Closet**
- Lounge 16'9" x 13'3"**
- Dining Room 9'9" x 13'3"**
- Kitchen 11'4" x 8'9"**
- Rear Hall 7'10" x 2'11"**
- Utility 7'2" x 6'4"**
- Integral Garage 17'5" x 9'9"**
- Landing 6'9" x 12'3"**
- Bedroom 1 13'5" x 13'2"**
- En-suite Bathroom 8'11" x 8'11"**
- Bedroom 2 19'10" x 9'8"**
- Bedroom 3 9'5" x 10'0"**
- Bedroom 4 6'6" x 10'0"**
- Family Bathroom 6'2" x 12'2"**
- Front Driveway & Garden**
- Rear Patio & Garden**
- Agents Notes**
- Disclaimer**

