



Farrow & Farrow

ESTATE & LETTING AGENTS



- Gregory Fold, Helmshore, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Beautifully Presented Throughout
- Gardens & Patio, Integral Garage, Driveway Parking
- Recent Modern Kitchen & Bathroom
- Highly Sought After Residential Area
- Perfect For All Local Amenities & Transport Links
- VIEWING HIGHLY RECOMMENDED - Contact Us To View


33, Gregory Fold, Rossendale, BB4 4JW

£290,000

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*** NEW *** - BEAUTIFULLY PRESENTED, 3 BEDROOM SEMI-DETACHED HOME IN A HIGHLY SOUGHT AFTER LOCATION - Recent Modern Kitchen & Bathroom, Perfectly Situated For Popular Local Schools, Excellent Presentation Throughout, Lovely Gardens Front & Rear, Garage & Off Road Driveway Parking, Ideally Located For Amenities Plus Commuter & Transport Links Too - VIEWING ESSENTIAL - Contact Us To View!!!



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.

Gregory Fold, Helmshore, Rossendale is a 3 bedroom, semi-detached home which is very well presented throughout and benefits from recent modern kitchen and bathroom upgrades, as well as a re-roof too. Add to this a garage and driveway, gardens front and rear, and excellent location for sought after local amenities and you have a perfect recipe for a desirable family home. With shopping / leisure / healthcare / transport and schools also all close by, VIEWING HERE IS HIGHLY RECOMMENDED - Contact us to view.

Internally, this property briefly comprises: Entrance Hallway, open plan Lounge / Dining room, Conservatory, Kitchen, Integral Garage. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, in addition to the Integral Garage there is also off road Driveway Parking too, with the Front Garden, Rear Patio and Rear Garden completing the picture here.

Perfectly sited for access to good local schools, amenities, healthcare and sports & leisure facilities, this property provides an ideal combination of features and is located close to excellent motorway connections, good local schools and comprehensive supermarket shopping options. Also within a few minutes of beautiful open countryside, this property is an unusual find and expected to generate high levels of interest, so early viewing is most certainly recommended.

Hallway 11'5" x 6'6"

Open Plan Lounge / Dining Room 23'4" x 11'6"

Conservatory 8'10" x 8'10"

Kitchen 11'11" x 9'4"

Landing

Bedroom 1 13'11" x 11'4"

Bedroom 2 9'11" x 9'11"

Bedroom 3 8'11" x 6'7"

Bathroom 5'11" x 8'11"

Integral Garage 24'5" x 8'8"

Front Garden

Driveway

Rear Patio

Rear Garden

Agents Notes

Disclaimer

