



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Sunny Bank Road, Helmshore, Rossendale
- 3 Bedroom, Detached Home
- Bespoke Design in Elevated Position
- Highly Sought After Helmshore Location
- Good Size Accommodation
- Gardens Front & Rear with Covered Pagoda
- No Chain Delay !
- Contact Us To View!!!

Chestnut View, Sunny Bank Road, Rossendale, BB4 4PF

**£350,000**  
Offers Over

# Chestnut View, Sunny Bank Road, Rossendale, BB4 4PF

\*\*\* NEW \*\*\* - 3 BEDROOM DETACHED HOME IN THE HEART OF HELMSHORE - Gated Driveway Parking, Well Presented Throughout, Gardens Front & Rear, Covered Pagoda, Close To Open Countryside, Highly Sought After Location, VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>	<b>80</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Chestnut View, Sunny Bank Road, Helmshore, Rossendale is a 3 bedroom detached home offered with No Chain Delay! Constructed in an elevated position with stepped entrance and gardens front and rear. The property also offers ample driveway parking which is gated too. Siting in a highly desirable location in the heart of Helmshore, the property offers good size accommodation and VIEWING HIGHLY RECOMMENDED, so don't delay and contact us to view!

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Kitchen with Store and Downstairs Shower Room. Off the first floor Landing are Bedrooms 1-3 and the Bathroom. Externally, there are gardens front & rear with a covered pagoda and there is ample gated driveway parking to the side. too.

Located in the heart of Helmshore, this property enjoys an enviable position close to open countryside and parkland. At the same time, it is also within easy reach of excellent commuter connections to M65/M66 and beyond, including Manchester, Preston and other regional destinations. Local amenities are excellent, with comprehensive facilities available throughout Rossendale and good local schools, shopping and dining options are nearby too.

**Hallway 10'8" x 8'7"**

**Lounge 17'9" x 11'1"**

**Kitchen/Dining Room 17'7" x 11'1"**

**Shower Room 5'9" x 5'7"**

**Landing 11'6" x 8'7"**

**Bedroom 1 17'9" x 11'1"**

**Inner Landing**

**Bedroom 2 8'9" x 11'1"**

**Bedroom 3 8'8" x 8'0"**

**Bathroom 6'11" x 5'8"**

**Front Garden**

**Rear Garden**

**Upper Rear Decking with Covered Pagoda**

**Side Driveway Parking**

**Agents Notes**

**Disclaimer**

