



Farrow & Farrow

ESTATE & LETTING AGENTS



- Wiswell Close, Constable Lee, Rossendale
- 4 Bedroom, Semi-Detached Family Home
- Superb Contemporary Presentation
- Stunning Kitchen / Dining / Loung Areas
- Lovely Decking, Gardens & Grounds
- Highly Sought After Residential Setting
- Convenient For Rawtenstall Amenities, Schools, etc
- VIEWING ESSENTIAL - Contact Us To View


12, Wiswell Close, Rossendale, BB4 8HQ

£350,000
Offers Over

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*** NEW *** - A PERFECT, 4 BEDROOM FAMILY HOME IN A SOUGHT AFTER SETTING CLOSE TO RAWTENSTALL, SUPERBLY PRESENTED THROUGHOUT - Semi-Detached, Fantastic Kitchen / Dining / Living Areas, 2 Separate Lounges, Lovely Decking & Gardens - 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.

Wiswell Close, Constable Lee, Rossendale is a superb 4 bedroom semi-detached home, which is beautifully presented throughout. Featuring an outstanding Kitchen / Dining / Living arrangement, the property also boasts 2 separate Lounges, plus a full Bathroom and separate Shower Room too, making it an ideal family home. In the main Lounge, a stunning Opti-Myst fireplace takes centre stage and is a real talking point, while Bedroom 1 stands out with great fitted wardrobe storage. Completing the picture here, the lovely Rear Decking and Gardens to Side & Rear add perfect outdoor entertaining space too. VIEWING HERE REALLY IS ESSENTIAL and early viewing is highly recommended. Contact our Rawtenstall office now to arrange your viewing.

Internally, this property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Downstairs Cloaks, first floor Landing off to Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and the Family Bathroom. Externally are the Integral Garage, ample Driveway Parking and Front and Rear Gardens.

Located in a highly sought after residential area, the property is perfect for good local schools, while also being ideal for Rawtenstall and Crawshawbooth centres. Excellent commuter links to M65/M66 motorway links are nearby, giving convenient access to regional destinations and beyond. Open countryside is easily reached and comprehensive facilities are available throughout Rossendale, including good health, sports, fitness and leisure options within a short distance of this property.

Hallway 5'4" x 10'0"

Open Plan Kitchen / Dining 11'2" x 21'8"

Lounge 13'3" x 16'2"

2nd Lounge 7'9" x 3'9"

Utility 6'5" x 4'9"

WC 6'5" x 2'9"

Store Room 8'1" x 4'0"

Landing 10'4" x 5'8"

Bedroom 1 14'3" x 9'0"

Bedroom 2 6'10" x 12'1"

Bedroom 3 8'10" x 9'4"

Study / Bedroom 4 5'4" x 6'4"

Bathroom 6'7" x 6'4"

Shower Room 3'7" x 6'5"

Front Driveway & Garden

Rear Decking

Rear & Side Garden

Agents Notes

Disclaimer

