



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Holly Mount Way, Rawtenstall, Rossendale
- 3 Bedroom, Modern Townhouse Home
- Top Floor Master Suite & Rooftop Balcony
- Excellent Modern Presentation Throughout
- Upgraded & Improved with Superb Styling
- Off Road Parking & Lovely Rear Garden
- PRIME RESIDENTIAL POSITION FOR RAWTENSTALL CENTRE
- VIEWING HIGHLY RECOMMENDED - Contact Us Today!!!


36, Holly Mount Way, Rossendale, BB4 8UN

**£325,000**  
Offers Over

# 36, Holly Mount Way, Rossendale, BB4 8UN

**\*\*\* NEW \*\*\* - OUTSTANDING 3 BEDROOM MODERN TOWNHOUSE WITH GORGEOUS PRESENTATION THROUGHOUT, IN A FANTASTIC POSITION FOR RAWTENSTALL CENTRE - Well Opened Out Ground Floor Layout, Top Floor Master Suite With Dressing Room & En-Suite Shower Room, Sought After & Convenient Location, Superbly Styled, Landscaped Rear Garden, Perfect For All Rawtenstall Centre Amenities - CONTACT US TODAY 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 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.

Holly Mount Way, Rawtenstall, Rossendale is a 3 Bedroom modern townhouse, upgraded and improved and with a characterful exterior, located in a good position on this sought after residential development. Perfectly positioned to take advantage of local amenities and town centre facilities, the property also offers fantastic access to express public transport connections to Manchester and commuter links too.

Beautifully presented throughout, this ideal home offers accommodation over 3 floors and includes a master suite occupying the whole top floor, with separate dressing room and en-suite shower room and there is even, a private rooftop balcony space too. The open plan living / dining / kitchen is ideal for contemporary lifestyles, while off-road driveway parking and a superb, landscaped rear garden, complete the picture for this outstanding modern home.

Internally, this property briefly comprises: Open Plan Kitchen / Dining / Lounge, Downstairs Cloaks and Under Stairs Store. First floor Landing off to Bedrooms 2 & 3 and Bathroom. Off the second floor Landing, the whole top floor is given over to the Master Suite comprising Bedroom 1, Dressing Room, En-Suite Shower Room, Store and Rooftop Balcony. Externally, the off-road driveway parking and the rear garden are perfect finishing touches.

Fantastic local amenities are available, virtually on the doorstep, with excellent options for entertaining, dining and shopping all within walking distance. Express public transport provision, via the X43 bus route to Manchester and Burnley is close at hand, with easy regional motorway links through the M65/M66 equally accessible.

**\* Superb, Modern, 3 Bedroom Semi-Detached Home \* Super-Convenient Location \* Driveway Parking & Rear Garden \* VIEWING HIGHLY RECOMMENDED**

**Open Plan Lounge / Kitchen / Dining 30'5" x 16'5"**

**Under Stairs Store 6'11" x 3'1"**

**WC 6'9" x 3'4"**

**Landing**

**Bedroom 2 13'0" x 16'5"**

**Bedroom 3 8'8" x 16'5"**

**Bathroom 6'11" x 8'9"**

**2nd Landing**

**Bedroom 1 18'6" x 11'5"**

**Dressing Area 10'5" x 9'6"**

**En-suite Shower Room 7'5" x 6'7"**

**Balcony 3'3" x 4'6"**

**Store Room 8'5" x 4'4"**

**2 x Off Road Parking Spaces**

**Rear Decking**

**Rear Garden**

**Agents Notes**

**Disclaimer**

