

# Farrow & Farrow

ESTATE & LETTING AGENTS



- Hameldon Road, Loveclough, Rossendale
- 2 Bedroom True Bungalow
- Very Well Presented Throughout
- Conservatory To Rear
- Garage & Off Road Driveway Parking
- Front & Rear Gardens, Lawns, Patio, Decking
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

5, Hameldon Road, Rossendale, BB4 8RL


**£265,000**

Offers In The Region Of

## 5, Hameldon Road, Rossendale, BB4 8RL

**\*\*\* NEW \*\*\* - 2 BEDROOM SEMI-DETACHED TRUE BUNGALOW WITH LOVELY PRESENTATION AND EXCELLENT GARDENS TOO - Modern Kitchen & Bathroom, Conservatory, Garage & Off Road Driveway Parking, Lawned Front Garden, Rear Patio / Decking / Lawn, Convenient Position Close To Open Countryside - CONTACT US TO VIEW!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</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.

Hameldon Road, Loveclough, Rossendale is a 2 bedroom, semi-detached bungalow which is very well presented throughout. With accommodation all on a single storey, the property offers level living accommodation internally, which also benefits from a Garage and good off road Driveway Parking too. The modern Kitchen and Bathroom are joined by a Conservatory to the rear and surrounding the property, beautifully maintained Garden / Patio / Decking space completes the picture here and adds further to the property's desirability. VIEWING HERE IS HIGHLY RECOMMENDED and available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Porch, Entrance Hallway, Bedrooms 1 & 2 and Bathroom, Lounge, Kitchen / Breakfast Room, Conservatory, Covered Porch to Garage. Externally, this property has a lovely setting with a lawned Front Garden, Rear Patio and a Rear Garden with Lawn and Decking. There is also good off road Driveway Parking here too.

This property is within easy reach of local village amenities in nearby Crawshawbooth. Road links to M65/M66 connections and public transport via the X43 express bus route make the property a great base for travelling, while the semi-rural surroundings make this a wonderful residential location. There is great access to open countryside, yet the property still occupies a convenient position too.

**Porch**

**Hall**

**Lounge 10'1" x 15'0"**

**Kitchen/Breakfast Room 9'1" x 10'2"**

**Conservatory 9'7" x 9'6"**

**Bedroom 1 10'6" x 15'7"**

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

**Bathroom 5'10" x 6'4"**

**Covered Porch 9'4" x 5'7"**

**Garage 9'1" x 15'11"**

**Front Garden with Patio**

**Rear Patio**

**Rear Garden with further Patio**

**Agents Notes**

**Disclaimer**

