



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Balmoral Road, Haslingden, Rossendale
- 4 / 5 Bedroom Detached Family Home
- Detached Double Garage & Ample Driveway Parking
- 2nd Lounge / Downstairs Bedroom 5
- Excellent Presentation Throughout
- Gardens Front & Rear, Lovely Southerly Rear Aspect
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

22, Balmoral Road, Rossendale, BB4 4EA

**£400,000**

Offers In The Region Of



## 22, Balmoral Road, Rossendale, BB4 4EA

**\*\*\* NEW \*\*\*** - 4/5 BEDROOM DETACHED FAMILY HOME, WELL PRESENTED THROUGHOUT, Detached Double Garage & Ample Driveway Parking, Southerly Facing Rear Garden, 2nd Lounge / Downstairs Bedroom 5, 2 Further Reception Rooms, Master With En-Suite Shower Room, Lovely Front & Rear Gardens - VIEWING HIGHLY RECOMMENDED - Contact Us 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>		
	78	86
<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.

Balmoral Road, Haslingden, Rossendale is a 4/5 bedroom detached family home, situated in a sought after residential setting and with offering excellent presentation throughout. With the additional benefits of a detached double garage and ample driveway parking, the property also has attractive aspects from the southerly-facing rear garden. Well maintained and presented and offering the flexibility of a 2nd Lounge / Downstairs Bedroom 5, in addition to the separate main Lounge and Dining Room, this is a great family home, in an always popular setting and therefore, EARLY VIEWING IS HIGHLY RECOMMENDED. Contact us now to arrange your viewing, by appointment only.

Internally, this property briefly comprises: Covered Entrance, Hallway with Downstairs WC, Lounge, Dining Room, Breakfast Kitchen and 2nd Lounge / Bedroom 5. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedrooms 2-4 and Bathroom. Externally, in addition to the ample, resin Driveway Parking, there is a Detached Double Garage too. The property is fronted by a lawned Front Garden while to the rear, there are generous stone flagged Patio Areas, plus a further lawned Upper Rear Garden too.

Giving excellent access to local schools and amenities, as well as superb commuter connections to M65/M66 and beyond via the regional motorway network, the property is situated in a sought after residential area. Local amenities including Haslingden Sport Centre, the town centre and near supermarket, make this property an ideal family home and as such, early viewing is recommended as interest is expected to be high.

**Covered Entrance**

**Hallway 11'7" x 9'11"**

**Lounge 12'4" x 15'0"**

**Dining Room 12'4" x 10'2"**

**Breakfast Kitchen 11'8" x 10'4"**

**2nd Lounge / Bed 5 10'8" x 11'6"**

**WC 4'9" x 3'11"**

**Landing**

**Bedroom 1 12'0" x 12'2"**

**En-suite Shower Room 3'0" x 8'5"**

**Bedroom 2 12'4" x 13'3"**

**Bedroom 3 7'5" x 10'4"**

**Bedroom 4 9'4" x 8'6"**

**Bathroom 6'4" x 6'3"**

**Side Driveway Parking**

**Detached Garage**

**Rear Patio**

**Upper Rear Garden**

**Agents Notes**

**Disclaimer**

