



Farrow & Farrow
ESTATE & LETTING AGENTS



- Thirlmere Avenue, Haslingden, Rossendale
- 3 Bedroom, Semi-Detached Dormer Bungalow
- Level Access & Level Plot, Gardens Front & Rear
- Potential 4th Bedroom
- Detached Garage & Ample Driveway Parking
- Ideal For Popular Local Schools, Motorway Links, Etc
- NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only


7, Thirlmere Avenue, Rossendale, BB4 6LU

£270,000

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***** NEW *** - 3 BEDROOM SEMI-DETACHED DORMER BUNGALOW, WITH LEVEL ACCESS, ON A LEVEL PLOT IN A SOUGHT AFTER LOCATION - Potential 4th Bedroom, Well-Presented Accommodation, Level Gardens Front & Rear, Detached Garage & Ample Driveway Parking, Perfect For Good Local Schools & Motorway Links - NO CHAIN DELAY - DON'T MISS OUT - CONTACT US NOW!!!**



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.

Thirlmere Avenue, Haslingden, Rossendale is a 3 bedroom semi-detached dormer bungalow, set in a desirable location and with level access on a good level plot. With a potential 4th bedroom and lawned gardens to front & rear, this property also offers ample parking space with a detached garage and driveway parking to front & side. The property sits in a sought after area and offers well presented, good size living accommodation. With the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY, to avoid disappointment EARLY VIEWING HERE IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hall, Lounge, Kitchen, Dining Room / Bedroom 3, Bedroom 2, Downstairs Shower Room. Off the , off the large Landing / Study area sits Bedroom 1, Potential Bedroom 4 and Eaves Storage. To both the front and rear are lawned level garden areas, plus a rear deck, together with a detached Garage and ample driveway to front and side.

Situated in a very well regarded and highly sought after residential area, this property offers a good plot which is level throughout and has ample outdoor space on the flat too. Perfectly located near to popular local schools & amenities, this conveniently situated home has much to offer and with no chain delay, should be viewed without delay to avoid disappointment!

Hall 10'8" x 8'8"

Kitchen 11'3" x 8'8"

Lounge / Dining Room 19'10" x 11'1"

Dining Room / Potential Bed 3 11'8" x 10'0"

Bedroom 2 8'8" x 9'9"

Shower Room 7'1" x 5'4"

Landing / Study 10'3" x 8'7"

Bedroom 1 11'5" x 11'1"

Potential Bed 4 9'1" x 20'5"

Eaves

Front Garden

Front Driveway Parking

Side Driveway

Garage

Rear Garden & Deck

Agents Notes

Disclaimer

