



Farrow & Farrow

ESTATE & LETTING AGENTS



- Sunnybank Close, Helmshore, Rossendale
- 2 Bedroom Semi-Detached Bungalow
- Good Plot With Gardens Front & Rear
- Well Presented Throughout
- Detached Garage
- Highly Sought After, Heart Of Helmshore Location
- *** NO CHAIN DELAY ***
- Contact Us To View - By Appointment Only

1, Sunnybank Close, Rossendale, BB4 4PS

£225,000

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*** NEW *** - 2 BEDROOM SEMI-DETACHED BUNGALOW IN THE HEART OF HELMSHORE - Detached Garage & Off Road Driveway Parking, Well Presented Throughout, Gardens Front & Rear, Close To Open Countryside, Highly Sought After Location - NO CHAIN DELAY - VIEWING HIGHLY RECOMMENDED - Contact Us To View!!!



Sunnybank Road, Helmsore, Rossendale is a 2 bedroom semi-detached home, set in a highly desirable position in the heart of Helmsore. With gardens front and rear, a detached garage and off road driveway parking too, this property is well presented and offers good, level accommodation including a wet room. This property also benefits from being offered FOR SALE WITH NO CHAIN DELAY and here, VIEWING IS HIGHLY RECOMMENDED, so don't delay and contact us to view!

Internally, this property briefly comprises: Entrance Hall, Lounge / Dining Room, Kitchen, Inner Hall with Store, Bedrooms 1 & 2 and Wet Room. Externally, in addition to Gardens Front & Rear, the property also has a Detached Garage and off road Driveway Parking too.

Located in the heart of Helmsore, this property enjoys an enviable position close to open countryside and parkland. At the same time, it is also within easy reach of excellent commuter connections to M65/M66 and beyond, including Manchester, Preston and other regional destinations. Local amenities are excellent, with comprehensive facilities available throughout Rossendale and good local schools, shopping and dining options are nearby too.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

Hall 3'8" x 2'11"

Lounge / Dining Room 18'6" x 10'10"

Kitchen 15'9" x 8'9"

Inner Hall

Bedroom 1 11'1" x 10'0"

Bedroom 2 8'0" x 9'9"

Wet Room 5'6" x 6'2"

Store

Front Garden

Rear Garden

Detached Garage

Agents Notes

Disclaimer

