



Farrow & Farrow

ESTATE & LETTING AGENTS



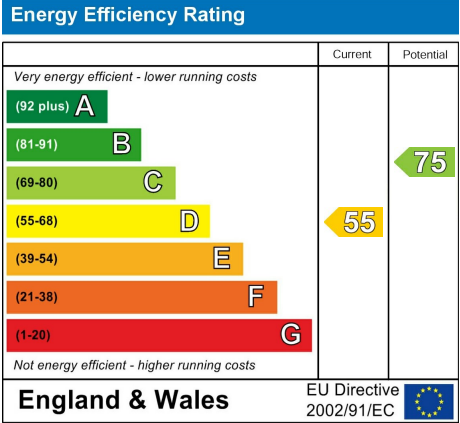
- Melrose, Haslingden Road, Rawtenstall, Rossendale
- 6 Bedroom, Mid Terrace Home
- Expansive Accommodation Over 4 Floors
- Deceptively Spacious Throughout
- Patio, Tiered Garden & Garage To Rear
- Fabulous Position For Rawtenstall Centre
- All Local Amenities Nearby
- VIEWING ESSENTIAL - Contact Us To View
- NO CHAIN DELAY

Melrose, 46, Haslingden Road, Rossendale, BB4 6QX

£460,000
Offers In The Region Of

Melrose, 46, Haslingden Road, Rossendale, BB4 6QX

*** NEW *** - EXPANSIVE, PERIOD HOME WITH 6 BEDROOMS, A FANTASTIC POSITION & WITH A DETACHED GARAGE TO THE REAR - Superbly Situated In A Prime Imposing Position For Rawtenstall Centre, Extensive Layout Over 4 Floors, Tiered Rear Garden, Retained Character Features - SO MUCH TO OFFER, NO CHAIN, MUST BE VIEWED - Contact Us To View, By Appointment Only



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.

Melrose, Haslingden Road, Rawtenstall, Rossendale is a deceptively spacious home, retaining some period features which truly set it apart from the norm. Including both a basement and a second floor too, the property also offers versatile accommodation options, with the 6 bedrooms spread across the upper 2 floors and the living and cooking space on the ground and lower ground floors.

This great home offers so much scope, including an all important garage to the rear, while its position of note coincides with superbly convenient access to Rawtenstall town centre, Whitaker Park, sought after local schools and excellent commuter / public transport connections too. From the moment you enter, it is clear that this is not the usual terraced property, with generous room sizes and expansive accommodation across its 4 floors. Without doubt, this is a property which absolutely must be viewed in order to be fully appreciated and viewings are available, exclusively through our Rawtenstall off and by appointment only.

Internally, this property briefly comprises: Entrance Hallway, Lounge, Dining Room, Study. To the Lower Ground Floor are the Kitchen / Dining Room, Pantry with Store, Utility Room with access out to the rear. Off the first floor Landing are Bedrooms 1-3 and the Bathroom and off the second floor Landing are Bedrooms 4-6 and the Shower Room. Externally, the property is approached by a Front Forecourt and to the rear, is a Rear Patio, tiered Rear Garden and Detached Garage.

Located within easy walking distance of all town centre amenities, this property also provides an excellent base for those looking to access nearby commuter routes, motorway links and public transport connections too. The elevated position provides a wonderful viewpoint to the rear and southerly across the Valley, while also placing this exceptional home near to Whitaker Park for enjoyment of beautiful open space too.



Hallway 29'6" x 6'2"

Lounge 16'9" x 16'2"

Dining Room 17'10" x 16'3"

Study 10'9" x 8'9"

Lower Ground Floor

Kitchen/Dining Room 14'1" x 18'7"

Utility Room 10'10" x 9'6"

Pantry 13'10" x 6'1"

Landing

Bedroom 1 13'10" x 14'1"

Bedroom 2 15'3" x 13'2"

Bedroom 3 10'10" x 8'11"

Bathroom 11'11" x 4'9"

2nd Landing

Bedroom 4 15'2" x 13'9"

Bedroom 5 14'1" x 13'9"

Bedroom 6 10'7" x 9'0"

Shower Room 9'2" x 4'10"

Front Forecourt

Rear Yard

Rear Garden

Rear Garage

Agents Notes

Disclaimer