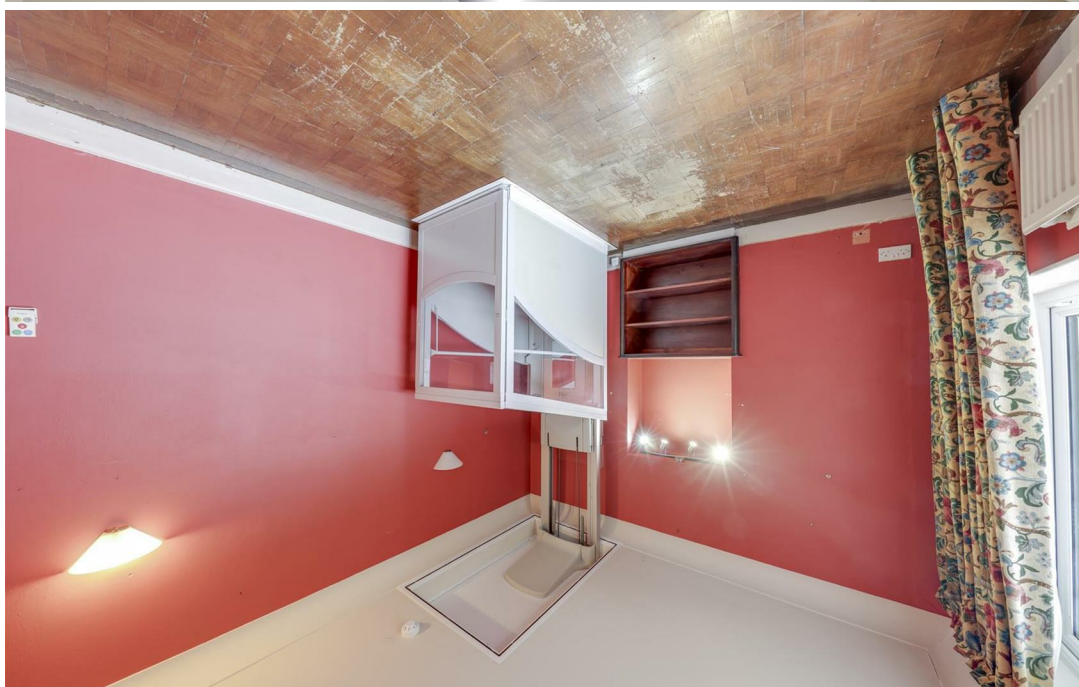




Farrow & Farrow

ESTATE & LETTING AGENTS



- Helm House, Unsworth Street, Stacksteads, Rossendale
- 3 Bedroom Detached, Privated Gated Driveway
- Perfect Opportunity To Improve & Add Value
- Outbuildings, Garden Areas & Parking
- Set Amidst Fields With Pleasant Outlooks
- Wetroom, Lift from Ground to 1st Floor
- Viewing Essential - By Appointment Only
- NO CHAIN DELAY - Contact Us Exclusively To View

Helm House, Unsworth Street, Bacup, OL13 0JH

£300,000
 Offers Over

Helm House, Unsworth Street, Bacup, OL13 0JH

*** NEW *** - HELM HOUSE - 3 BEDROOM DETACHED WITH OUTBUILDINGS, GARDEN AREAS & PARKING - Private Gated Driveway Entrance, Good Size Living Accommodation, Adjacent To Fields With Pleasant Outlooks - PERFECT OPPORTUNITY TO IMPROVE & ADD VALUE - Within Easy Reach of Local Amenities & Public Transport / Commuter Routes - NO CHAIN DELAY - Viewing Available, By Appointment Only - PLEASE NOTE Only Viewers In A Proceedable Position Are Sought



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.

Helm House, Stacksteads, Rossendale is a 3 bedroom detached property, set in private grounds amidst open surroundings and which is accessed via a private gated driveway. Offering great outdoor space with garden areas, parking and outbuildings, the property also has good accommodation throughout. Situated adjacent to countryside, this property offers a perfect opportunity to improve and add value, while still being priced attractively to sell. Finally, Helm House also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Room, Breakfast Kitchen, Further Kitchen Area, Conservatory, Utility Room, Downstairs WC, Rear Porch. Off the first floor Landing are Bedrooms 1-3 and the Wet Room. Externally, there is a group of outbuildings, briefly comprising: Garage, Workshop with 2x Store Rooms and Greenhouse. In addition, there is also a Shed and areas of Garden and Parking surrounding the property, which is accessed via a gated, private driveway. Note - there is lift access from ground to first floor however, the lift has not been tested or seen operating by our firm.

Within walking distance of local amenities in Stacksteads such as Lee Quarry Adrenaline Gateway, local shopping and food services, while more facilities are also available in Bacup, Waterfoot and of course Rawtenstall centres too. This property sits surrounded by hillsides and has easy access to public transport connections across the Valley. Parkland and walks are near by and the property could therefore offer ideal family accommodation where outdoor space is important.



Porch 4'0" x 6'7"

Hallway

Lounge 15'0" x 17'3"

Dining Room 10'4" x 11'11"

Kitchen/Breakfast Room 10'5" x 14'0"

Further Kitchen 5'10" x 6'7"

Conservatory 13'5" x 10'10"

Utility 7'9" x 9'8"

WC 3'1" x 5'7"

Rear Porch 7'9" x 2'9"

Landing 18'3" x 6'5"

Bedroom 1 14'10" x 15'0"

Bedroom 2 10'6" x 12'2"

Bedroom 3 10'6" x 12'2"

Wet Room 6'11" x 10'2"

Gated Driveway Access

Front Garden

Side Garden

Rear Garden

Garage 17'7" x 10'10"

Workshop 6'1" x 9'4"

Store 3'3" x 9'4"

Store Room 6'7" x 10'10"

Greenhouse 13'0" x 9'3"

Agents Notes

Disclaimer