



Farrow & Farrow

ESTATE & LETTING AGENTS



- Swinnel Brook Park, Haslingden, Rossendale
- 2 Bedroom / 2 Bathroom, Detached Park Home
- Well Presented Throughout
- 2x Side Driveways
- Gardens & Detached Workshop / Store
- Great Location For Nearby Transport Links
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN DELAY - CONTACT US TO VIEW

Swinnel Brook Park, Grane Road, Rossendale, BB4 4FN

£160,000
 Offers In The Region Of

Swinnel Brook Park, Grane Road, Rossendale, BB4 4FN

*** NEW *** - EXCELLENT 2 BEDROOM / 2 BATHROOM PARK HOME, GREAT PLOT WITH DRIVEWAYS, GARDEN & DETACHED WORKSHOP/STORE *** - Well Presented Throughout, Double Glazing, Central Heating - AVAILABLE NOW WITH NO CHAIN DELAY



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.

Swinnel Brook Park, Haslingden, Rossendale is a well presented, 2 bedroom detached park home. Sitting on a preferable plot, this property offers 2x side driveways and a detached workshop / shed / store / conservatory to the rear, together with gardens and well-presented living spaces too. Complete with double glazing and central heating, the property is attractively spec'd inside and out and is presented in 'ready to move in to' condition. The property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY - Over 50's Only.

Internally, this property briefly comprises: Open Plan Lounge / Dining, Kitchen, Bedroom 1 with Dressing Room and En-Suite Shower Room, Bedroom 2, Bathroom. Externally, there is double parking with 2x side driveways, plus a garden to the side and rear together with a detached workshop / potting shed / store.

Providing superb access to nearby M65/M66 motorway connections, route options to Blackburn, Burnley and beyond, the property is also within easy reach of amenities in Haslingden and throughout Rossendale. At the same time, stunning open countryside is close by including walks and bridleways, together with pubs, restaurants and other leisure facilities.

Open Plan Lounge / Dining 17'8" x 21'4"

Kitchen 9'5" x 9'6"

Inner Hall

Bedroom 1 8'2" x 10'6"

Dressing Room 5'5" x 4'4"

En-suite Shower Room 5'5" x 5'6"

Bedroom 2 8'1" x 10'5"

Bathroom 5'6" x 7'3"

Side Driveways

Side and Rear Garden

Workshop / Potting Store

Agents Notes

Disclaimer

