



Farrow & Farrow

ESTATE & LETTING AGENTS



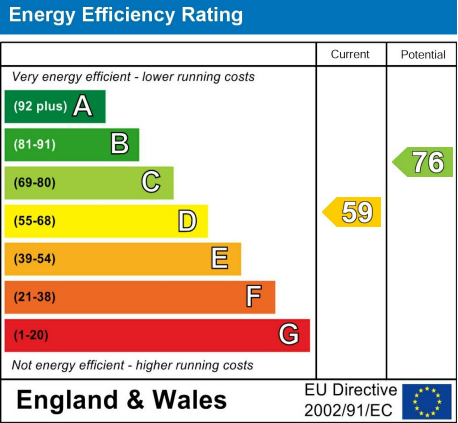
- Oaklands Drive, Rawtenstall, Rossendale
- 4 Bedroom, Detached Family Home
- Beautifully Presented Throughout
- 3 Reception Areas With Potential For 5th Bedroom
- Downstairs Shower Room
- Superb Landscaped Rear Garden
- NO CHAIN DELAY - EARLY VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

35, Oaklands Drive, Rosendale, BB4 6SA

£400,000
 Offers In The Region Of

35, Oaklands Drive, Rosendale, BB4 6SA

*** NEW *** - SUPERBLY PRESENTED 4 BED DETACHED HOME, SOUGHT AFTER LOCATION, EXCELLENT LANDSCAPED GARDEN - Beautiful Décor & Modern Styling Throughout, Gardens Front & Rear, Driveway Parking, Close To Great Commuter Connections & Ideal For Rawtenstall Centre - NO CHAIN DELAY - Viewing Highly Recommended - Contact Us To View!!!



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.

Oaklands Drive, Rawtenstall, Rossendale is quite simply, a fantastic family home. Very well presented with modern décor throughout, this property is in 'ready to move in' condition and offers great spaces both inside and out. With 3 reception rooms, one of which could potentially be Bedroom 5, the property offers accommodation ideally suited to family life, while a fantastic landscaped rear garden and garden space to the front too, together with off road driveway parking, tick many boxes. This ideal home offers so much and even has the additional benefit of being FOR SALE WITH NO CHAIN DELAY - early viewing here is therefore highly recommended.

Internally the property briefly comprises: Entrance Hall, Lounge with Under Stairs Store, 2nd Lounge, Dining Room open plan to Kitchen, Rear Hall, Downstairs Shower Room & Utility Room. Off the first floor Landing with Store are Bedrooms 1-4, (including the dual aspect Master Bedroom with Balcony), and the Family Bathroom. Externally, the Landscaped Rear Garden and further Front Garden with off road Driveway Parking complete the picture here, with the property offering superb hillside views to the front too.

Conveniently located for a range of amenities, the property offers easy commuter connections through excellent motorway connections, while the town centre is within easy reach and a good choice of schools are also close at hand. Shopping and entertainment options in Rawtenstall are varied, with healthcare, sports & leisure and beautiful open countryside all to be found nearby.

Hall

Lounge 12'10" x 16'0"

Breakfast Kitchen/Dining 10'10" x 19'1"

2nd Lounge 12'2" x 9'8"

Rear Hall 6'0" x 3'8"

Shower Room 5'8" x 5'4"

Utility Room 5'6" x 9'8"

Landing

Bedroom 1 19'3" x 9'10"

Balcony

Bedroom 2 11'1" x 12'2"

Bedroom 3 12'9" x 12'2"

Bedroom 4 9'10" x 9'6"

Bathroom 8'2" x 7'7"

Front Driveway

Front Garden

Rear Patio

Upper Rear Patio

Upper Rear Garden

Agents Notes

Disclaimer

