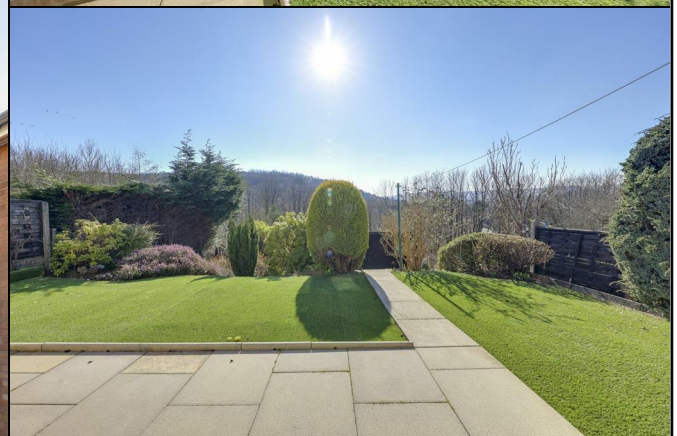




Farrow & Farrow

ESTATE & LETTING AGENTS



- Redwood Drive, Rawtenstall, Rossendale
- 3 Bed Detached Home, Potential 4th Bedroom
- 4 Receptions, Including Conservatory
- Great Plot with Views - Gardens, Garage & Driveway Parking
- Ideal Location - Walking Distance To Rawtenstall Town Centre
- Excellent Opportunity To Modernise & Add Value
- Contact Us To View - STRICTLY BY APPOINTMENT ONLY
- EARLY VIEWING ESSENTIAL - *** NO CHAIN DELAY ***

17, Redwood Drive, Rawtenstall, BB4 6DR

£380,000
Offers In The Region Of

17, Redwood Drive, Rawtenstall, BB4 6DR

*** NEW *** 3-4 BED DETACHED FAMILY HOME WITHIN STUNNING GARDEN & VIEWS . Excellent position and great plot, lovely garden, off road driveway parking, 4 receptions, great scope to improve / modernise with generous living space - NO CHAIN DELAY, EARLY VIEWING ESSENTIAL - Contact Us To View - Strictly By Appointment Only.



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.

Redwood Drive, Rawtenstall, Rossendale is a lovely, 3 bedroom detached family home, with an option to use the 2nd lounge as a 4th bedroom. Offering an excellent opportunity to modernise and add value, this property has perfect family home potential and is set on a great plot, with a beautiful garden and outlooks, ample parking and a garage/workshop too. There is great scope here to reconfigure and restyle, putting your own stamp on both design and layout, creating a highly desirable home in a sought after setting as a result. All this is within easy reach of Rawtenstall town centre and this property also has the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY. VIEWINGS ARE AVAILABLE NOW, strictly by appointment only - Contact Us To View!!!

Internally, this property briefly comprises: Entrance Porch, Hallway with Cloaks Storage, Lounge, Dining Room, Conservatory, Kitchen, 2nd Lounge / Bed 4 and generous Integral Garage & Workshop & WC. Off the first floor Landing are Bedroom 1 with built in wardrobes, Bedrooms 2 & 3 with fitted wardrobes, Bathroom & separate WC. Externally, there is a low maintenance artificial grass Front Garden with off road Driveway Parking, joining the generously spacious Integral Garage / Workshop. The Rear Garden has a patio area and further low maintenance artificial grass lawn, with steps down to the lower garden with shed storage and woodland views beyond.

Perfectly located for Rawtenstall town centre facilities within walking distance, the property is also ideally situated for local primary and secondary schools, with an excellent range of amenities available throughout Rossendale as a whole. Commuter links and M65/M66/M60 motorway network connections are easily accessed, as is the Manchester-Burnley X43 Bus route. With great outlooks to the rear and to the side, early viewing here is highly recommended.



Porch

Hallway 13'6" x 5'9"

2nd Lounge / Bed 4 9'1" x 9'7"

Lounge 15'5" x 10'8"

Dining Room 8'11" x 10'9"

Conservatory 11'7" x 10'9"

Kitchen 8'10" x 9'5"

Landing 9'9" x 12'10"

Bedroom 1 15'6" x 10'9"

Bedroom 2 12'0" x 9'7"

Bedroom 3 8'11" x 10'11"

Bathroom 5'6" x 6'2"

WC 5'5" x 3'3"

Garage / Workshop 24'6" x 11'4"

Front Garden

Driveway

Rear Garden

Lower Garden

Agents Notes

Disclaimer