



Farrow & Farrow

ESTATE & LETTING AGENTS



- Redwood Drive, Rawtenstall, Rossendale
- 4 Bedroom, Detached Family Home
- 3 Reception Spaces Inc Conservatory To Rear
- Good Rear Garden, Excellent, Southerly Views Solar Panels
- Ideal Opportunity To Further Improve & Add Value
- Great Location For Rawtenstall Centre & Local Amenities
- VIEWING ESSENTIAL - By Appointment Only
- Contact Us Now To View !!!

41, Redwood Drive, Rossendale, BB4 6DR

£380,000

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*** NEW *** 4 BEDROOM DETACHED FAMILY HOME WITH GREAT SOUTHERLY GARDEN & VIEWS - Excellent Position, Solar Panels, Integral Garage & Off Road Driveway Parking, 3 Reception Spaces Inc Conservatory To Rear, Potential To Improve Further & Add Value, Ideal Location For Rawtenstall Centre & Local Amenities - EARLY VIEWING ESSENTIAL - Contact Us To View, 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 4 bedroom detached family home with the additional benefits of an excellent garden, integral garage, driveway parking and solar panels too. Offering an excellent opportunity to further improve and add value, this property has perfect family home potential and enjoys a great plot, with a good size garden and outlooks and the potential to extend, STP, creating a highly desirable home in a much sought after setting as a result. All this is within easy reach of Rawtenstall town centre too, with VIEWINGS AVAILABLE NOW, strictly by appointment only - Contact Us To View!!!

Internally, this property briefly comprises: Entrance Porch, Hallway with WC & Cloaks Store, Lounge, Dining Room, Conservatory, Kitchen, Utility Room and generous Integral Garage. Off the first floor Landing are Bedrooms 1-4 and the Family Bathroom. Externally, in addition to the Integral Garage, there is off road Driveway Parking and a lawned Garden to the front of the property while to the rear, the Conservatory leads out to a paved Patio Area, good size lawned Rear Garden and Decking Area overlooking open views of woodland and to 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

WC 7'3" x 2'6"

Lounge 12'4" x 16'8"

Dining Room 12'1" x 10'7"

Kitchen 8'10" x 13'4"

Utility Room 8'9" x 8'4"

Store

Conservatory

Landing 6'4" x 11'7"

Bedroom 1 9'0" x 17'0"

Bedroom 2 8'10" x 14'0"

Bedroom 3 12'3" x 10'1"

Bedroom 4 12'2" x 7'1"

Bathroom 7'10" x 5'6"

Integral Garage 20'1" x 8'7"

Front Garden

Front Driveway

Rear Patio

Rear Garden

Agents Notes

Disclaimer