



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Wells Street, Haslingden, Rossendale
- 3 Bedrooms Plus Great Basement Space
- Stone-Built, Extended Mid Terrace
- Beautiful Presentation Throughout
- Log Burner, Recent Kitchen & New Rear Sun Room
- Separate Utility Room & Downstairs Cloaks
- Fantastic Accommodation - VIEWING HIGHLY RECOMMENDED
- Contact Us NOW To View

48, Wells Street, Rossendale, BB4 5LS

**£200,000**  
Offers In The Region Of



# 48, Wells Street, Rossendale, BB4 5LS

\*\*\* NEW \*\*\* 3 BEDROOM, SUPERBLY PRESENTED HOME WITH NEW REAR SUN ROOM, LOG BURNER & BREAKFAST KITCHEN - Exceptional modern décor throughout, separate utility room & downstairs cloaks, spacious basement room with good head height and great further scope, conveniently situated for all local amenities and transport links - NO CHAIN DELAY, VIEWINGS AVAILABLE NOW - Contact Us To View!!!



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.

Wells Street, Haslingden, Rossendale is a well-presented, 3 bedroom mid stone terrace property with beautiful modern styling and décor throughout. The property boasts a log burner to the Lounge, a recently fitted Breakfast Kitchen and a new Sun Room to the rear, while the Utility Room / Downstairs Cloaks are each welcome additions, rarely found in a property such as this. This property has the additional benefit of being offered FOR SALE WITH NON CHAIN DELAY.

Further benefiting from a large basement room with good head height which is currently used as a gym / storage, this offers further scope to modernise or convert into additional living space too. There is a further second floor Bedroom, off which is a further store room, / office / study too. For this property VIEWING IS HIGHLY RECOMMENDED and viewings are available now, by appointment through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hall, Lounge, Open Plan Dining Room / Kitchen, Sun Room Extension To Rear, Utility Room, Cloaks. To the lower floor there is a useful Basement Room with great head height and potential to create further living space. Off the first floor Landing are Bedrooms 1 & 2 and Family Bathroom while to the second floor is Bedroom 3 with Store Room / Study / Office area. Dressing Room. Externally the property has a Front Forecourt Garden and a Rear Yard Area adding valuable outdoor space too.

Positioned within easy reach of facilities in Haslingden itself, this property is conveniently situated for good transport links, public transport connects and a range of town centre amenities all within walking distance. Popular schools, shopping, entertainment / dining, healthcare and leisure facilities are all also nearby too.

## Hall

Lounge 14'4" x 11'0"

Kitchen/Breakfast Room 14'4" x 14'8"

Utility 6'9" x 5'4"

WC 4'11" x 5'4"

Sun Room 8'2" x 7'7"

Basement 14'1" x 15'1"

Landing 9'3" x 7'6"

Bedroom 1 10'9" x 13'9"

Bedroom 2 9'9" x 9'0"

Dressing Room 7'6" x 6'4"

Bathroom 11'10" x 5'2"

Attic Bedroom 3 16'5" x 13'0"

Study 4'11" x 12'9"

Rear Yard

Agents Notes

Disclaimer

