



Farrow & Farrow

ESTATE & LETTING AGENTS



- Laund Hey View, Haslingden, Rossendale
- 3 Bedroom, Detached Family Home
- Single Level Living over Double Garage Below
- Very Well-Maintained & Well-Presented Throughout
- Lovely Gardens Front & Rear
- Excellent Position In Highly Sought After Setting
- *** NO CHAIN DELAY ***
- Viewing Highly Recommended - Contact Us Now To View

10, Laund Hey View, Rossendale, BB4 4BB

£425,000

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*** NEW *** - This excellent, 3 bedroom detached family home has accommodation on a single level, with ample garage space beneath, off road driveway parking and beautiful gardens both front and rear - Set in a location in highly sought-after, exclusive surroundings - VIEWING HIGHLY RECOMMENDED - Contact Us Now To View - 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.

Laund Hey View, Haslingden is well-presented and very well-maintained, 3 bedroom detached family home, with a bungalow single storey layout to the upper ground floor and with double garage space below. Having good size gardens to both front and rear, this is a lovely property offering single level accommodation inside. There is also good off road driveway parking here and with the garden layout and orientation, a comparatively private area of outdoor space too. Completing the picture, the excellent garage space would also ideally lend itself to a workshop or storage space if so desired. This is an excellent home with great space inside and out, attractive outlooks and a superb position, in a highly sought after and exclusive setting. Early viewing here is therefore most highly recommended, with this property also having the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY.

Internally, this property briefly comprises: Steps up to Upper Ground Floor - Entrance Hall, spacious open plan Lounge / Dining Room, Kitchen / Breakfast Room, Utility Room, Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3 and Bathroom. Externally, in addition to the Double Garage, there is ample off road Driveway Parking too, while good size Front & Rear Gardens frame the property beautifully and offer great outdoor space too.

Situated in a preferential position on this exclusive, select development between Helmshore and Haslingden, the property is a perfect base for professionals with very convenient access to M65/M66 motorway links within just a mile away.

Hall 9'10" x 19'0"

Lounge/Dining Room 18'10" x 23'8"

Kitchen/Breakfast Room 15'0" x 8'7"

Utility Room 9'5" x 5'9"

Bedroom 1 18'1" x 10'10"

En-suite Shower Room 5'1" x 6'8"

Bedroom 2 13'9" x 10'2"

Bedroom 3 14'1" x 7'8"

Bathroom 5'9" x 6'9"

Front Garden

Front Driveway

Garage 17'9" x 18'6"

Rear Patio

Rear Garden

Agents Notes

Disclaimer

