



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Redwood Drive, Rawtenstall, Rossendale
- 3 Bedroom, Detached Family Home
- Generous Well Presented Living Space
- Good Gardens Front & Rear
- Integral Garage / Workshop & Off Road Driveway Parking
- Ideally Located For Rawtenstall Town Centre Amenities
- \*\*\* NO CHAIN DELAY \*\*\* - Viewings Available Now
- CONTACT US TO VIEW - By Appointment Only

27, Redwood Drive, Rossendale, BB4 6DR

**£375,000**

27, Redwood Drive, Rossendale, BB4 6DR

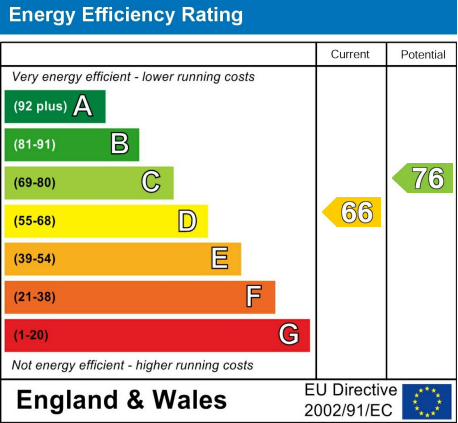
\*\*\* NEW \*\*\* 3 BEDROOM DETACHED FAMILY HOME WITH GARDENS FRONT & REAR - Ideally Positioned, Integral Garage / Workshop & Off Road Driveway Parking, Generous Open Plan Lounge / Dining Room, Separate Further 2nd Lounge, Potential To Improve Further & Add Value, Perfect Location For Rawtenstall Centre & Local Amenities - NO CHAIN DELAY - Contact Us NOW To View, By Appointment Only.



Redwood Drive, Rawtenstall, Rossendale is a 3 bedroom detached family home with the additional benefits of good gardens front & rear, integral garage / workshop and driveway parking too. Well presented throughout, this is an ideal family home close to a great range of amenities. It has potential scope to extend, STP, making it an excellent opportunity in a highly sought after setting. All this too, within easy reach of Rawtenstall town centre, plus the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY and with VIEWINGS AVAILABLE NOW.

Internally, this property briefly comprises: Entrance Hallway with Store, open plan Living Room / Dining Room, 2nd Lounge, Kitchen, Integral Garage / Workshop. Off the first floor Landing are Bedrooms 1-3, Bathroom and separate WC. Externally, to the front of the property is a lawned Front Garden with a paved Rear Patio and lawned / planted Rear Garden. There is an Integral Garage / Workshop and in addition, there is off road Driveway Parking too.

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.



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.

Hallway 6'2" x 13'7"

Open Plan Living / Dining 25'0" x 10'6"

2nd Lounge 9'9" x 9'9"

Kitchen 8'11" x 9'8"

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 10'9"

Bathroom 5'6" x 6'2"

WC 5'6" x 3'3"

Garage / Workshop 24'2" x 11'4"

Front Garden

Front Driveway

Rear Patio

Rear Garden

Agents Notes

Disclaimer