



Farrow & Farrow

ESTATE & LETTING AGENTS



- Greave Close, Constable Lee, Rossendale
- 4 Bedroom, Detached Family Home
- Excellent, Social Open Plan Living
- PLUS Separate Second Lounge
- Modern Kitchen & Shower Room
- Extended & Remodelled
- Lovely, South Facing Rear Garden
- Highly Sought After, Residential Location
- VIEWING MOST HIGHLY RECOMMENDED
- Contact Us NOW To View - By Appointment Only

22, Greave Close, Rossendale, BB4 8JT

£425,000

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This excellent, 4 bedroom detached family home has been extended, remodelled and superbly presented throughout. Superb modern living space includes a social open plan layout plus separate 2nd lounge, modern kitchen & shower room, lovely south facing rear garden with deck & patio and off road driveway parking too, all in a sought after, residential setting within easy reach of Rawtenstall town centre amenities - CONTACT US NOW TO VIEW!!!



Greave Close, Constable Lee, Rossendale is a 4 bedroom, detached home which has been extended and remodelled to provide superior family living space. With the fabulous open plan Living / Dining / Kitchen arrangement, plus the benefit of a second lounge too, this property has great social living accommodation which is perfect for modern families. Add in the Second Lounge which is ideal for separation or peaceful comparative seclusion when needed, together with the lovely contemporary Shower Room and modern Kitchen, 4 bedrooms, a lovely rear garden which is south facing and off road parking too and you have all the ingredients for a fabulous home.

The cherry on the cake is the highly sought after residential location, with great schools and easy access to Rawtenstall town centre all within moments and outstanding open countryside just minutes away. VIEWING HERE IS MOST HIGHLY RECOMMENDED and available now, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Hallway, Second Lounge, Lounge through to open plan Living / Dining Room, through to Breakfast Kitchen, Utility Room, Downstairs WC. Off the first floor Landing are Bedrooms 1-3, Bedroom 4 with Store Room and the family Shower Room. Externally, there is off road Driveway Parking for up to 2 cars, a Rear Deck and great Rear Garden with Lower Patio too.

Situated within easy reach of excellent local schools and just minutes from Rawtenstall town centre, this property is perfectly located for commuters, having great access to M65/M66 motorway links and for public transport, via X43 express bus connections to Manchester and Burnley. Comprehensive amenities ranging from sport & leisure, healthcare, shopping, entertainment and dining abound throughout Rossendale as a whole, and this property is well situated to take advantage of them all.



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.

Hall 11'6" x 6'7"

Lounge 13'0" x 13'1"

Open Plan Living / Dining Room 12'10" x 21'5"

Kitchen/Breakfast Room 21'7" x 8'3"

2nd Lounge 10'5" x 13'7"

Utility Room 6'1" x 7'2"

WC 3'8" x 4'6"

Landing 8'8" x 8'2"

Bedroom 1 9'11" x 13'1"

Bedroom 2 11'4" x 8'5"

Bedroom 3 10'0" x 7'4"

Bedroom 4 8'6" x 6'0"

Bathroom 5'5" x 7'7"

Front Driveway

Rear Decking

Lower Rear Garden

Lower Rear Patio

Agents Notes

Disclaimer