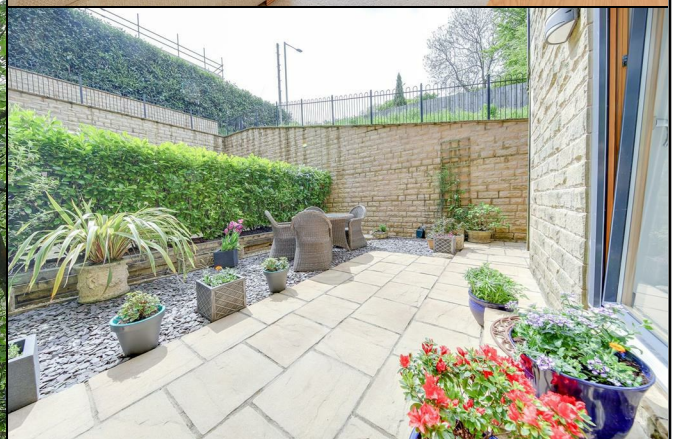




Farrow & Farrow

ESTATE & LETTING AGENTS



- Aldenbrook, Helmshore, Rossendale
- 2 Double Bedroom Apartment
- IMMACULATELY PRESENTED THROUGHOUT
- Beautiful Courtyard Garden
- 2 Good Parking Spaces
- Superb Modern Kitchen & Bathrooms
- High Spec, Including Gas Central Heating
- Electric Gated Parking

Aldenbrook, Sunny Bank Road, Rossendale, BB4 4FE

£260,000

Aldenbrook, Sunny Bank Road, Rossendale, BB4 4FE

*** IMMACULATELY PRESENTED, 2 DOUBLE BEDROOM APARTMENT WITH COURTYARD GARDEN & PARKING *** - Pristine Throughout, Fitted Furniture To Both Bedrooms, Superb Modern Bathrooms & Kitchen, 2 Great Parking Spaces - GENUINELY EXCEPTIONAL & MUST BE VIEWED!!!



| 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.

Aldenbrook, Helmshore, Rossendale is quite simply, a stunning apartment home. Beautifully finished throughout, with pristine presentation and excellent modern Kitchen & Bathrooms, this really is a property which any buyer could literally just walk in to and enjoy. This home offers great features, including the stunning courtyard garden, triple glazing to the bedrooms, 2 spaces within the electric gated Parking provision, gas central heating, luxury branded bathroom fittings, private lockup external storage room and access to the communal bike store too. This property absolutely must be viewed and is available to view now, exclusively by appointment with our office.

Internally, this property briefly comprises: Entrance Hall with 2 storage areas, Open Plan Lounge / Dining / Kitchen, Bedroom 1 with En-Suite Shower Room, Bedroom 2, Bathroom, patio doors out from the Lounge to Patio & Courtyards Garden beyond. The property also offers a private lockup External Storage Room and 2 Parking Spaces.

Set within a development of quality apartment homes, this property really stands out with both superb presentation and the gorgeous garden / exterior too. Located in the heart of Helmshore, the property enjoys an enviable position close to open countryside, yet within easy reach of excellent commuter connections to M65/M66 and beyond, including Manchester, Preston and other regional destinations. Local amenities are good, with comprehensive further facilities throughout Rossendale and popular local schools easily accessible nearby too.

* Superb, Contemporary Apartment * 2 Double Bedrooms * Excellent Level of Finish Throughout * Beautiful Courtyard Garden * MUST BE VIEWED!!!

Hallway

Lounge/Diner 22'3" x 15'0"

Open To Kitchen 6'9" x 12'4"

Bedroom 1 14'2" x 10'10"

En-suite Shower Room 7'4" x 5'7"

Bedroom 2 14'5" x 8'10"

Bathroom 6'11" x 7'9"

Store 1 3'3" x 5'7"

Store 2 6'11" x 2'7"

Private Lockup Storage Room

Communal Bike Store

2 x Parking Spcae

Agents Notes

Disclaimer

