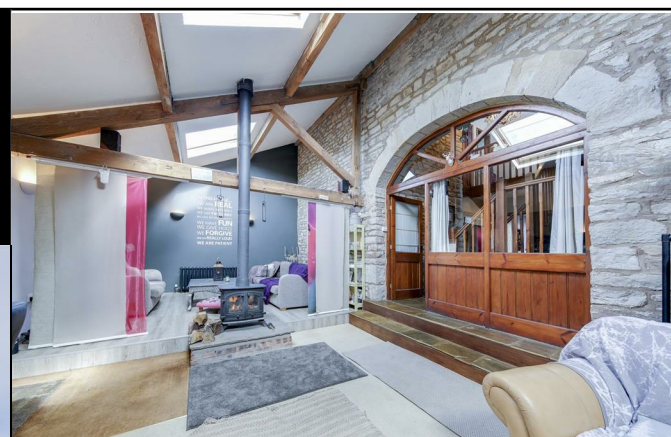




Farrow & Farrow

ESTATE & LETTING AGENTS



- Manchester Road, Habergham Eaves, Burnley
- 5 Bedroom Barn Conversion
- Superb Retained Character Features
- Woodburners, Aga Range, Gallery Landing
- Gorgeous Modern Bathrooms
- Garden, Garage & Ample Off Road Parking
- BOND & REFERENCES REQUIRED. NO SMOKERS
- Contact Us To View

Waggoners Farm Barn, Manchester Road, Burnley, BB11 5NS

£2,000 PCM
PCM

Waggoners Farm Barn, Manchester Road, Burnley, BB11 5NS

OUTSTANDING 4 BEDROOM CHARACTER BARN CONVERSION WITH BEAUTIFUL INTERIORS & STUNNING VIEWS - Retained Features With Contemporary Style & Convenience, Woodburners, Aga Range Cooker, Gorgeous Bathrooms, Gallery Landing, Beautiful Garden, Garage & Ample Off Road Parking - **PETS ALLOWED. BOND & REFERENCES REQUIRED - Contact Us To View!!!



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

Manchester Road, Habergham Eaves, Burnley is a 4 bedroom, character-rich barn conversion, boasting superb retained features combined with modern touches to great effect throughout. The interior exposed stonework sets the tone for this wonderful home, which is peppered with features including woodburners, the Aga range cooker, a gallery landing and fabulous contemporary bathrooms.

Providing great outdoor space too, the property has a generous rear garden with lawns and planting areas, beyond which, the valley rolls away and opens out to stunning moorland views. The added benefits of a garage and ample off road parking too, make this property equally well suited to modern family living, while a convenient position which still retains a semi-rural feel, makes both commuting and access to amenities easily achievable.

Internally, the property briefly comprises: Spacious Entrance Hallway with Integral Garage, Lounge, large Family Room, Dining Room, Breakfast Kitchen, Utility Room, WC, first floor Landing off to Bedroom 1 with En-Suite Bathroom, Bedrooms 2-4, Family Bathroom, second floor Landing off to Gallery Snug and Storage. Externally, there is a good size Rear Garden with fabulous views beyond and ample off road driveway parking in addition to the integral Garage.

Positioned mid way between Burnley & Rossendale, this property offers the best of each direction, combined with a rural outlook to the rear and easily accessible commuter routes, motorway links and public transport connections too. Town centre amenities are within a few minutes and glorious open countryside including surrounding Clowbridge reservoir, is literally on the doorstep. A real rarity, this property is available now with viewing highly recommended.

* Bond & References Required * NO SMOKERS * Deposit £2,305 * Holding Deposit £461

Entrance Hallway 37'9" x 10'9"

Lounge 12'8" x 26'3"

Kitchen/Breakfast Room 24'11" x 14'11"

Dining Room 12'6" x 14'11"

Family Room 34'5" x 15'10"

WC 3'6" x 5'5"

Utility 8'2" x 6'2"

Landing

Bedroom 1 12'6" x 26'0"

En-suite Bathroom 12'6" x 10'2"

Bedroom 2 12'8" x 14'9"

Bedroom 3 12'7" x 12'2"

Bedroom 4 12'2" x 12'2"

Family Bathroom 12'8" x 13'1"

Attic Gallery Snug

Storage

Side Gated Driveway

Integral Garage 16'0" x 15'10"

Rear Garden

Agents Notes Rental

Disclaimer

