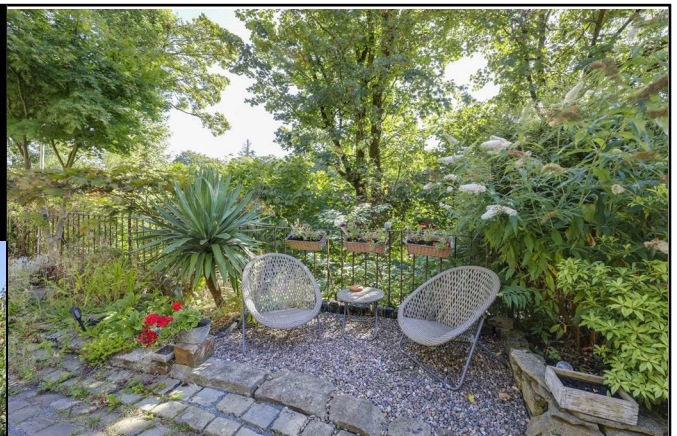




Farrow & Farrow

ESTATE & LETTING AGENTS



- Sunnybank Cottages, Helmshore, Rossendale
- 3 Bedroom, Character Cottage
- Idyllic Wooded Setting
- Retained Original Features
- Elevated Rear Garden & Front Forecourt
- Stylish & Beautifully Presented Interiors
- VIEWING HIGHLY RECOMMENDED
- Call Us To View

5, Sunnybank Cottages, Rossendale, BB4 4AH

£330,000

5, Sunnybank Cottages, Rossendale, BB4 4AH

*** NEW *** - 3 BEDROOM COTTAGE IN IDYLIC SURROUNDINGS WITH GORGEOUS INTERIORS – Beautifully Appointed & Deceptively Spacious Accommodation Over 3 Floors, New Kitchen, New Windows & Doors, Elevated Garden To Rear, Highly Sought After Location, Exceptional Setting, Perfect For Nearby Amenities, Schools & Transport Links – CALL US TO VIEW!!!



Sunnybank Cottages, Helmshore, Rossendale is a 3 bedroom character home, bursting with retained features and beautifully presented throughout. The property offers generous living space which is well laid out over 3 floors, while the elevated rear patio garden and front forecourt add lovely outdoor space.

Throughout the property, original aspects create a real sense of homeliness and comfort, with modern styling combining with the open fire, window shutters and extensive exposed original floorboards adding a nod to the traditional. Combining the best of both worlds, the modern bathroom, new kitchen, new windows and doors, plus lovely interior décor are unusually attractive. The property’s exceptional setting, within tucked-away wooded surroundings, completes the picture and means that viewings are most definitely highly recommended.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen / Dining Room. Off the first floor Landing are Bedrooms 2 & 3 and the Family Bathroom, while the second floor houses Bedroom 1. Externally, to the rear of the property is an elevated patio garden and to the front, a forecourt garden offers an attractive approach to the property.

Nestled within the heart of Helmshore, the property enjoys an enviable position close to open countryside, yet within easy reach of excellent commuter connections to the M65/M66 and beyond. Nearby local amenities are excellent, with popular local schools, sports and leisure facilities, transport links and outstanding open countryside all close at hand.

* 3 Bedroom Character Cottage * Sought After, Wooded Setting * Highly Sought After Location * Ideal For Local Schools, Amenities & Transport Links

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.

Vestibule 3'4" x 3'7"

Lounge 14'8" x 14'10"

Inner Hall

Kitchen/Dining Room 10'11" x 14'9"

Landing

Bedroom 2 12'4" x 14'8"

Bedroom 3 10'10" x 8'10"

Bathroom 5'2" x 5'5"

Stairs up to Second Floor

Bedroom 1 19'0" x 14'6"

Front Forecourt Garden Area

Rear Patio Garden

Upper Garden Area

Agents Notes

Disclaimer

