



Farrow & Farrow

ESTATE & LETTING AGENTS



- Park Road, Waterfoot, Rossendale
- 3 Bedroom, Semi-Detached Family Home
- Extended, Providing A Great Dining Kitchen
- Well Presented Throughout
- 3 Reception Spaces, Ideal For Modern Family Living
- Generous Rear Garden
- Off Road Driveway Parking
- VIEWING RECOMMENDED - Contact Us To View

25, Park Road, Rossendale, BB4 9BW

£318,500

Offers In The Region Of

25, Park Road, Rossendale, BB4 9BW

*** A MUST SEE HOME! *** - 3 BEDROOM, EXTENDED SEMI-DETACHED HOME - Excellent Family Accommodation With 3 Reception Rooms, Superb Dining / Kitchen, Great Garden, Off Road Driveway Parking, Convenient Location, VIEWING HIGHLY RECOMMENDED



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(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.

Park Road, Waterfoot, Rossendale is a 3 bedroom, semi-detached family home, which has been well extended to create an excellent dining kitchen. The property offers 3 reception spaces making it ideal for modern family living, while the property's presentation is lovely throughout. Outside, the property has more to recommend it, with off road driveway parking to the front and a great, good size garden to the rear.

Internally, this property briefly comprises: Entrance Hall, Lounge, 2nd Lounge, Utility Room, Dining Kitchen and Downstairs WC. Off the first floor Landing are Bedrooms 1 & 2 (both with fitted storage), Bedroom 3 and the Family Bathroom. Externally, to the front of the property is Off Road Driveway Parking and Terraced Garden while to the rear is a Paved Patio, Lawned Garden, Pond and Summerhouse too.

Located in Waterfoot, the property is within easy reach of all local amenities while also ideally positioned for commuters, via convenient M65/M66 motorway links and public transport connections. Additionally, this property is also within a short distance of a park, local grammar school and Waterfoot Primary School, plus beautiful open countryside with walks, bridleways and cycle paths too.

Hall 15'11" x 5'11"

Lounge 11'11" x 11'5"

2nd Lounge 13'8" x 10'11"

Kitchen/Dining Room 21'7" x 10'0"

Utility 9'9" x 6'5"

WC 6'5" x 2'4"

Landing

Bedroom 1 13'8" x 11'0"

Bedroom 2 11'11" x 10'10"

Bedroom 3 8'0" x 7'11"

Bathroom 8'11" x 6'4"

Front Garden

Front Off Road Parking

Rear Patio

Rear Garden

Agents Notes

Disclaimer

