



FINE & COUNTRY



- Booth Road, Waterfoot, Rosendale
- 4 Bedroom, Semi-Detached Family Home
- STUNNING DESIGN AND STYLING THROUGHOUT
- Fantastic Garden & Views Beyond
- Beautifully Presented At Every Glance
- Generous Outdoor Entertaining Space, Sunken Patio & Fire Pit
- VIEWING ESSENTIAL - By Appointment Only
- CONTACT US NOW TO VIEW

81, Booth Road, Rossendale, BB4 9BP

An entirely exceptional, perfectly presented and immaculately styled, 4 bedroom family home. Offering exquisite living spaces inside and out, with fabulous design touches at every turn. Genuinely considered, one of the best presented properties available on the Rossendale market today. VIEWING ESSENTIAL - Email Us To View - BY APPOINTMENT ONLY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		60	
(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.

Booth Road, Waterfoot, Rossendale is a 4 bedroom, semi-detached family home which is simply outstanding. Well laid out over 4 floors in all, this property exudes style and elegance, with no expense spared in creating wonderful interiors and of course, the superb garden with wonderful views beyond too. To the front, the property is set back from the road by good driveway parking and to the rear, the extensive landscaped garden is a modern idyll, with the sunken patio, fire pit and seating area with views beyond, adding just the right icing on the cake. This is genuinely, a most beautifully designed home with superlative styling and therefore, early viewing is considered essential, available by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises:

GROUND FLOOR - Entrance Hallway, Inner Hall off to Downstairs WC, Utility Room and Under Stairs Store, Second Lounge, open plan Kitchen / Dining Room and Lounge.

FIRST FLOOR - Landing off to Bedroom 1 with En-Suite Shower Room, Bedrooms 2 & 3 and Bathroom.

SECOND FLOOR - Bedroom 4 / Dressing Room

LOWER GROUND FLOOR - Workshop / Store Room with WC off, Further Store Room

Externally, to the rear of the property is that wonderful garden with stunning panoramic views beyond. The Upper Patio is an entertaining dream, with space for al fresco dining, and seating for relaxation, all within excellent modern landscaping. Beyond, the lawned garden leads to the additional entertaining area within the sunken patio with fire and formed contemporary seating platforms. At the front of the property, driveway parking sets the property back from the road, while landscaping touches here too, create outstanding kerb appeal for this highly desirable home.

Located less than 2.5 miles from Rawtenstall with excellent town centre amenities and convenient motorway links, as well as an express bus route to Manchester, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School and the new Waterfoot Primary School. At the same time, stunning countryside with reservoir walks, the Pennine Bridleway and popular cycle routes are nearby giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range are just 5 minutes away. On the doorstep, the most superb southerly-facing rear garden provides a great place for outdoor entertaining, or simply relaxing and enjoying the wonderful panoramic views.

Hallway 12'4" x 6'3"

Open Plan Kitchen / Dining Room 14'2" x 25'9"

Lounge 15'6" x 13'7"

2nd Lounge 14'4" x 12'3"

Inner Hall 6'3" x 3'3"

WC 6'2" x 2'11"

Utility 6'9" x 6'7"

Store Room 11'0" x 4'3"

Landing

Bedroom 1 18'3" x 13'11"

En-suite Shower Room 4'10" x 7'3"

Bedroom 2 13'5" x 9'11"

Bedroom 3 11'2" x 11'5"

Bathroom 7'9" x 8'7"

Attic - Bed 4 / Dressing Room 15'9" x 14'3"

External Workshop / Store Room 13'9" x 14'1"

WC 4'8" x 3'5"

Front Driveway

Rear Patio

Rear Garden

Sunken Patio with Fire Pit

Agents Notes

Disclaimer F&C

