Fine & Country Rossendale & North Manchester
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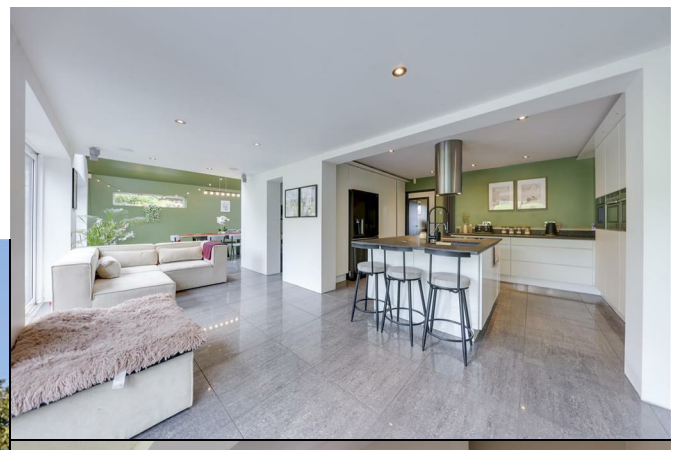






FINE & COUNTRY







- Moorland Rise, Haslingden, Rossendale
- 4 Bedroom, Detached Family Home
- Excellent Presentation & Styling Throughout
- Fantastic Open Plan Living / Dining / Kitchen Layout
- Gardens Front & Rear
- Double Garage & Off Road Driveway Parking
- *** NO CHAIN DELAY *** - Contact Us NOW To View
- VIEWING HIGHLY RECOMMENDED - By Appointment Only

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22, Moorland Rise, Rossendale, BB4 6UA

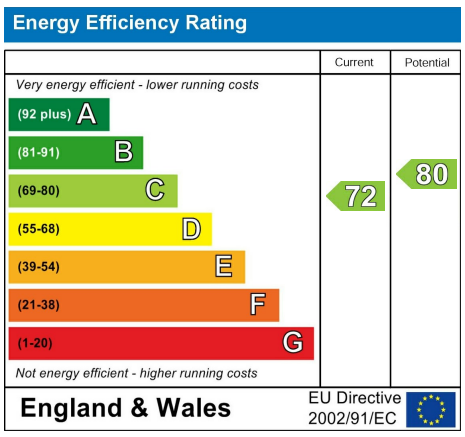
£490,000
Offers Over

22, Moorland Rise, Rossendale, BB4 6UA

This exceptional, 4 bedroom, extended, detached family home is superbly presented throughout and offers generous living space with great design features too. The beautiful open plan Kitchen / Dining / Lounge arrangement is both convenient and contemporary, while fitted Bedroom furniture, lovely Gardens Front & Rear, a Double Garage & off road Driveway Parking all stand out - VIEWING HERE IS HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only







Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attentio n 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 autho rity 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.

Moorland Rise, Haslingden, Rossendale is a fantastic, 4 bedroom detached family home. Situated in a sought after residential location, the property offers generous extended accommodation which offers excellent presentation, including a beautiful open plan kitchen / vaulted dining area / living space, with lovely stylish décor throughout. The property's design has great features which certainly appeal, with unusual shape and scale adding further interest, such as the galleried lounge and the fantastic balcony from the rear bedroom too, which overlooks the excellent rear garden too.

Externally, a double garage and off road driveway parking provide the essential elements for modern living, while the rear garden brings a place to relax and enjoy, featuring a deck, pond, lawn, upper deck and summer house. This is a lovely family home for which VIEWING IS HIGHLY RECOMMENDED.

Internally, this property briefly comprises: Entrance Hallway, WC, Cloaks, Lounge open to Home Office area which opens to Dining Room open plan Living, Breakfast Kitchen & Utility Room. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, access to Balcony, Bedrooms 2-4 and Family Bathroom. Externally, the Double Garage and Off Road Driveway Parking are joined by the Front Garden, Rear Decked Patio with feature pond, Rear Lawn & Upper Deck with Summer House.

Located within easy reach of commuter connections to the M66/M65 motorway network and beyond, this property is ideally positioned to take advantage of good local schools and nearby countryside, with walks and bridleways offering stunning rural views. With Rawtenstall centre amenities just a few minutes away and a further array of facilities throughout Rossendale, this property is perfectly situated for a range of purchasers' needs.





Covered Porch 8'2" x 9'1"

Hallway 5'9" x 14'4"

WC 5'10" x 5'10"

Closet 8'4" x 4'6"

Lounge 19'4" x 15'0"

Office Area 9'5" x 6'6"

Open to Kitchen/Breakfast Room 10'2" x 13'4"

Open Plan Living / Dining 18'3" x 33'11"

Study / 2nd Lounge 8'2" x 7'10"

Utility Area 5'2" x 8'2"

Landing 16'11" x 12'7"

Bedroom 1 12'3" x 13'8"

En-suite Shower Room 5'2" x 7'1"

Balcony 8'7" x 20'2"

Bedroom 2 8'6" x 11'1"

Bedroom 3 10'10" x 7'10"

Bedroom 4 8'4" x 8'2"

Bathroom 6'3" x 9'0"

Front Garden

Driveway Parking

Garage 17'4" x 16'2"

Rear Decked Area

Rear Garden

Upper Decking

Agents Notes

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