

**28 Oakeneaves Avenue, Rossendale
BB4 8FT**



£495,000

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- Fitted kitchen with Neff appliances
- Hall with Guest Cloakroom
- Master Bedroom has En-suite
- Integral Single Garage
- Alarm with Entrance Alert
- Lounge with fitted gas fire
- Large Open Plan Kitchen Diner
- Gas Central Heating
- Fenced and lawned gardens with paving surrounding the property
- Generously spaced plots

The Hollins, Crawshawbooth – Plot 85, The Pendleton

Built by the well-established, family-run M S M Construction, creating quality homes in the Rossendale Valley since 1969, The Hollins is a prestigious residential development offering beautifully designed executive homes in a highly sought-after setting.

Perfectly positioned just 1 mile from Rawtenstall town centre, the development combines a peaceful, semi-rural feel with excellent commuter links. Walking distance to the local Primary & Secondary Schools. The nearby motorway network (M66, M60, M62 & M65) provides convenient access to Manchester city centre (approx. 15–20 minutes), Manchester Airport (approx. 30 minutes), as well as Leeds and Preston.

Plot 85 – The Pendleton is a stylish 4-bedroom detached home, thoughtfully designed to complement its surroundings while offering modern, high-quality living accommodation throughout.

Each property at The Hollins benefits from:

- * NHBC 10-year structural warranty
- * High-specification kitchens with granite worktops
- * Choice of finishes for kitchens and bathroom tiling (subject to build stage)
- * Double-width block paved driveway
- * Lawned gardens to front and rear
- * Integral garage with electric up-and-over door
- * Set within the picturesque Rossendale Valley, just outside Crawshawbooth village, this development offers the perfect balance of countryside living with everyday convenience.

For further information or to arrange a viewing, please contact the developer directly.

The sales office will be open Monday to Friday 10.00am - 4.00pm (Saturdays by appointment).



Hall

Cloaks 6'3" x 5'2" (1.92 x 1.6)

Lounge 18'10" x 11'5" into bay (5.75 x 3.5 into bay)

Dining Area 12'10" x 11'5" (3.92 x 3.5)

Kitchen 13'7" x 9'4" (4.15 x 2.85)

Utility Room 7'2" x 5'2" (2.2 x 1.6)

Integral Garage 15'10" x 7'6" (4.85 x 2.3)

Landing

Bedroom 1 14'6" x 11'5" (4.42 x 3.5)

En-suite Shower Room 6'7" x 5'2" (2.02 x 1.6)

Bedroom 2 12'5" x 9'6" (3.8 x 2.9)

Bedroom 3 12'5" x 9'6" (3.8 x 2.9)

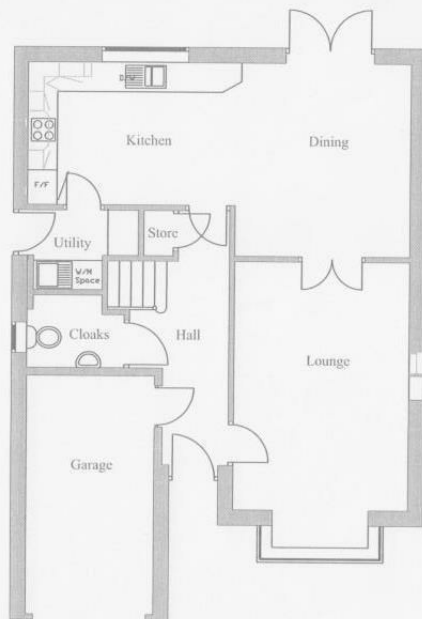
Bedroom 4 9'10" x 7'8" (3.02 x 2.35)

Family Bathroom 9'2" x 4'11" (2.8 x 1.5)

Disclaimer



THE PENDLETON

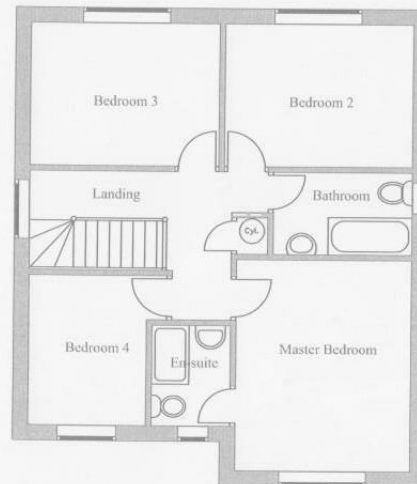
Four Bedroom Detached
Home with Integral Garage

GROUND FLOOR

(Approx. Sizes)

LOUNGE	3500 x 5750 into bay	11' 4" x 18' 10" into bay
DINING	3500 x 3925	11' 4" x 12' 9"
KITCHEN	4150 x 2850	13' 6" x 9' 4"
UTILITY	2200 x 1600	7' 2" x 5' 2"
CLOAKS	1925 x 1600	6' 3" x 5' 2"
GARAGE	2300 x 4850	7' 6" x 15' 10"

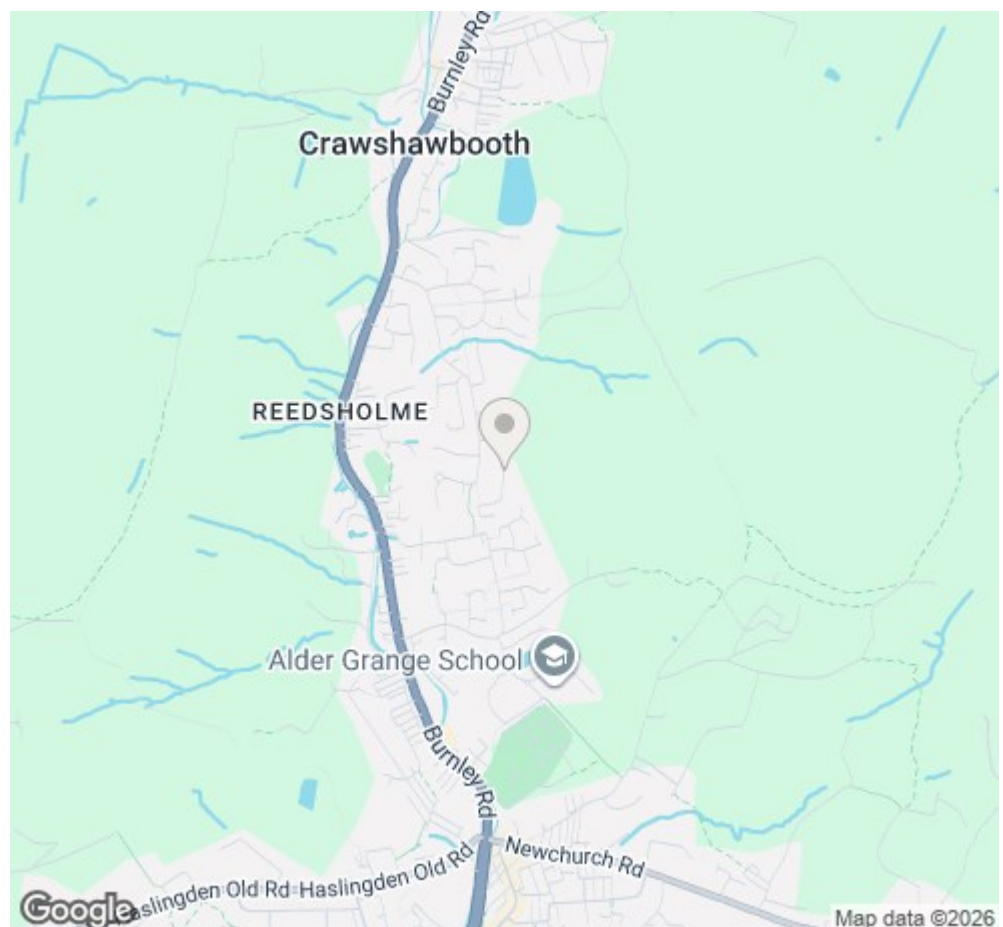
Please note that room sizes and architectural details are shown for guidance only and may be subject to variation. Although every care is taken to ensure the accuracy of all information given in this leaflet, the contents do not form part of, or constitute a representation, warranty, or part of any contract.



FIRST FLOOR

(Approx. Sizes)

MASTER BEDROOM	3500 x 4425	11' 4" x 14' 5"
EN-SUITE	1600 x 2025	5' 2" x 6' 7"
BEDROOM TWO	3800 x 2900	12' 4" x 9' 6"
BEDROOM THREE	3800 x 2900	12' 4" x 9' 6"
BEDROOM FOUR	2350 x 3025	7' 8" x 10' 0"
BATHROOM	2800 x 1500	9' 2" x 4' 10"



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