



FINE & COUNTRY



- Barley Holme Road, Crawshawbooth, Rosendale
- 5 Bedroom Executive Detached Home
- Spacious Family Living Accommodation
- Excellent Contemporary Interiors
- Gardens & Gated Access Shared with 1 Other Property
- Integral Double Garage & Ample Driveway Parking
- Sought After Location Close To Crawshawbooth Centre
- Early Viewing Highly Recommended

7, Barley Holme Road, Rossendale, BB4 8AX

***** NEW *** - 5 BEDROOM, 3 BATHROOM, DETACHED EXECUTIVE HOME IN SUPERB, SOUGHT AFTER LOCATION - Spacious Family Living Accommodation, Stunning Contemporary Interiors, Gardens Front & Rear, Private Gated Access Shared With One Other Property, Crawshawbooth Centre Within Walking Distance - EARLY VIEWING HIGHLY RECOMMENDED - Contact Us To View**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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.

Barley Holme Road, Crawshawbooth, Rossendale is an excellent 5 bedroom detached home with fantastic interiors which are presented to a high standard throughout. Set in private gated surroundings with access shared with just one other property, this is an exclusive home which also benefits from an ideally convenient position within walking distance of Crawshawbooth village centre.

Providing perfect family accommodation, this is a home with spacious living areas, 2 reception rooms, en-suites to bedrooms 1 & 2 and both a double garage and ample driveway parking too. This property is available now and early viewing is most certainly recommended to avoid disappointment.

Internally, this property briefly comprises: Entrance Hallway with WC, Lounge, Dining Room, open to Dining Kitchen, Utility Room, Integral Double Garage. Off the first floor Landing are Bedroom 1 with En-Suite Shower Room, Bedroom 2 with En-Suite Shower Room 2, Bedrooms 3-5 and Family Bathroom. Externally, in addition to the Indian Flagged patio and Gardens surrounding the property, there is ample Driveway Parking complementing the Integral Double Garage.

Situated close to the heart of Crawshawbooth and within walking distance of the village centre, the property offers easy access to commuter routes, motorway access and express bus services. Outstanding open countryside is nearby with superb walks, bridleways and cycling facilities too, while Rawtenstall is just a few minutes away with a wide range of facilities and there are comprehensive amenities available throughout Rossendale as a whole.

* 5 Bedroom, Detached Family Home * Excellent Contemporary Interiors * Spacious Family Accommodation * Gated Access * Gardens, Double Garage & Driveway Parking

Hallway 23'10" x 9'4"

WC

Lounge 25'9" x 13'11"

Dining Room 12'11" x 13'0"

Kitchen Breakfast Room 17'3" x 13'1"

Utility 6'4" x 9'4"

Landing

Bedroom 1 12'11" x 14'0"

En-suite Shower Room 9'8" x 3'10"

Bedroom 2 11'5" x 13'0"

En-suite Shower Room 2 9'3" x 2'9"

Bedroom 3 13'0" x 10'6"

Bedroom 4 8'2" x 13'11"

Bedroom 5 10'4" x 9'5"

Bathroom 6'4" x 9'0"

Garage 18'6" x 18'8"

Front Garden

Rear Elevated Patio Garden

Driveway

Agents Notes

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