



## Bury Road, Rossendale, BB4 5PE Price £95,000

\*\*\* IDEAL PROPERTY FOR FIRST TIME BUYER, DOWNSIZER OR AN INVESTOR\*\*\*

A great two-bedroom, mid-terrace house in need of some modernisation and situated in a popular residential area of Haslingden, which is within walking distance to the town centre and the local countryside. The property is close to local amenities, schools and transport links for commuting to Rawtenstall, Bury, Blackburn, Preston, Manchester and surrounding areas.

The property comprises, vestibule, lounge, kitchen, two bedrooms, a three piece bathroom suite with a shower over the bath, a cellar for storage and access to a communal garden. The property benefits from gas central heating, uPVC double glazing and street parking.

This property is also suitable for investors as it has been previously rented out for a long number of years and has an estimated rental income per annum of £9000.00 once the house has been upgraded.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.

**Bedroom**  
12'1" x 13'5" (3.70 x 4.10)

**Bedroom**  
9'6" x 8'2" (2.90 x 2.50)

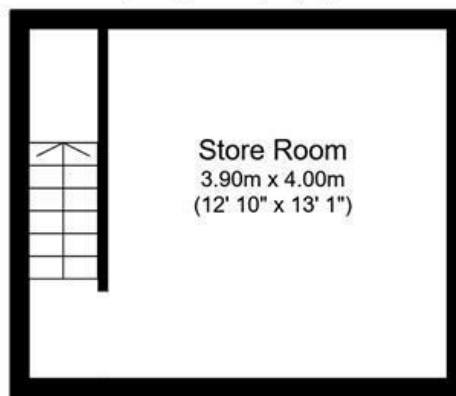
**Bathroom**  
6'10" x 4'11" (2.10 x 1.50)

**Lounge**  
12'1" x 13'5" (3.70 x 4.10)

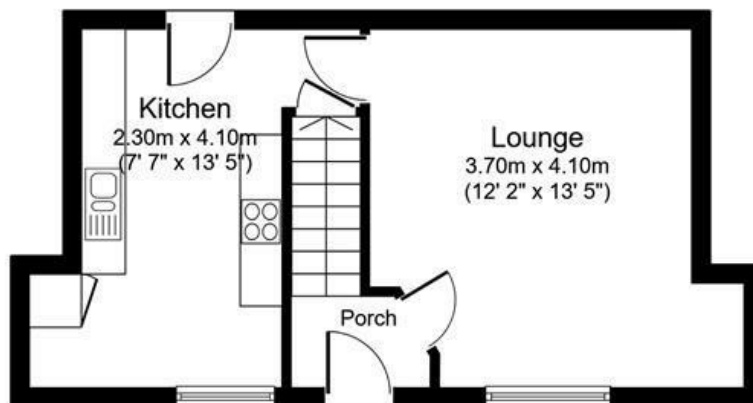
**Kitchen**  
7'6" x 13'5" (2.30 x 4.10)

**Cellar/Store Room**  
12'9" x 13'1" (3.90 x 4.00)

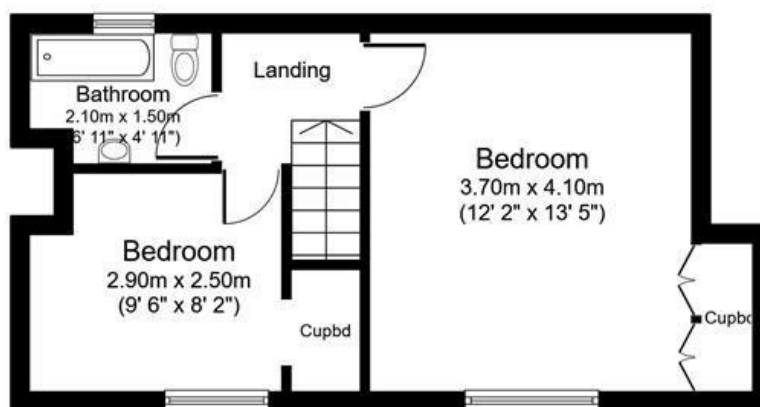
Total floor area 81.1 sq.m. (873 sq.ft.) approx



**Basement Floor**

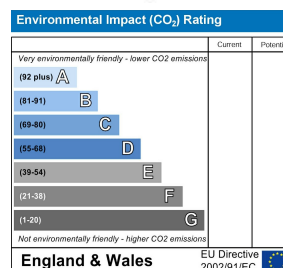
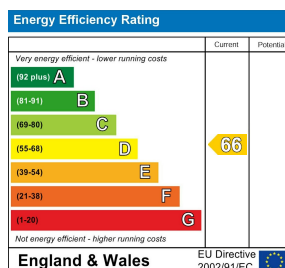


**Ground Floor**



**First Floor**

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**Head Office:** 121 Whalley Road Ramsbottom, BL0 0DG

**Telephone:** 01706 823131 **Email:** info@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk