



SLATER BROOKING

Sales and Lettings

If you're selling, letting or just looking, contact Slater Brooking

Victoria Street, Rawtenstall, Rossendale, BB4

Guide Price £132,500

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Presenting an exceptional investment opportunity near the centre of Rawtenstall. This three bedroom mid-terrace property, featuring a dormer loft conversion, cellar and rear garden is a developers dream, poised for transformation and enhancement.

This property offers a blank canvas, waiting for the creative touch of a developer to breathe new life into it. The ground floor boasts a bright and spacious living room that presents potential open plan living seamlessly with a modern kitchen to create a welcoming contemporary living space with access to the rear yard and garden. The cellar, a valuable space often overlooked, opens up endless opportunities for expansion, whether as a office space, utility room or additional reception.

To the first floor you'll find two generously sized double bedrooms and family bathroom all with great potential for customisation. The dormer loft conversion provides a third bedroom or multifunctional space offering expansive views of the surrounding area and the opportunity to maximise living space.



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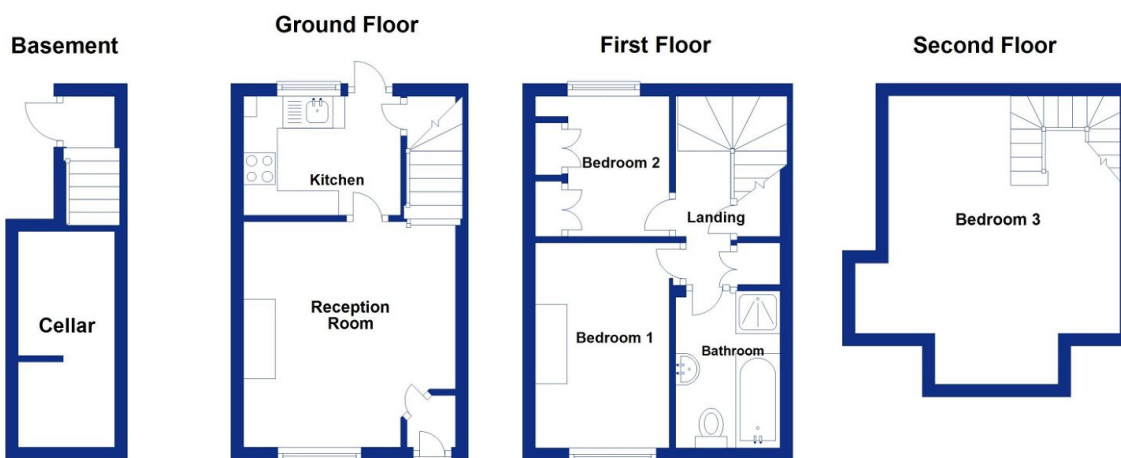


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- 3 Bedroom terrace
- Set over four floors
- Rear patio with laid to lawn area
- On street parking
- EPC Rating D
- Development opportunity
- Cellar and dormer conversion
- Near local amenities
- Council tax band A
- Freehold



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