

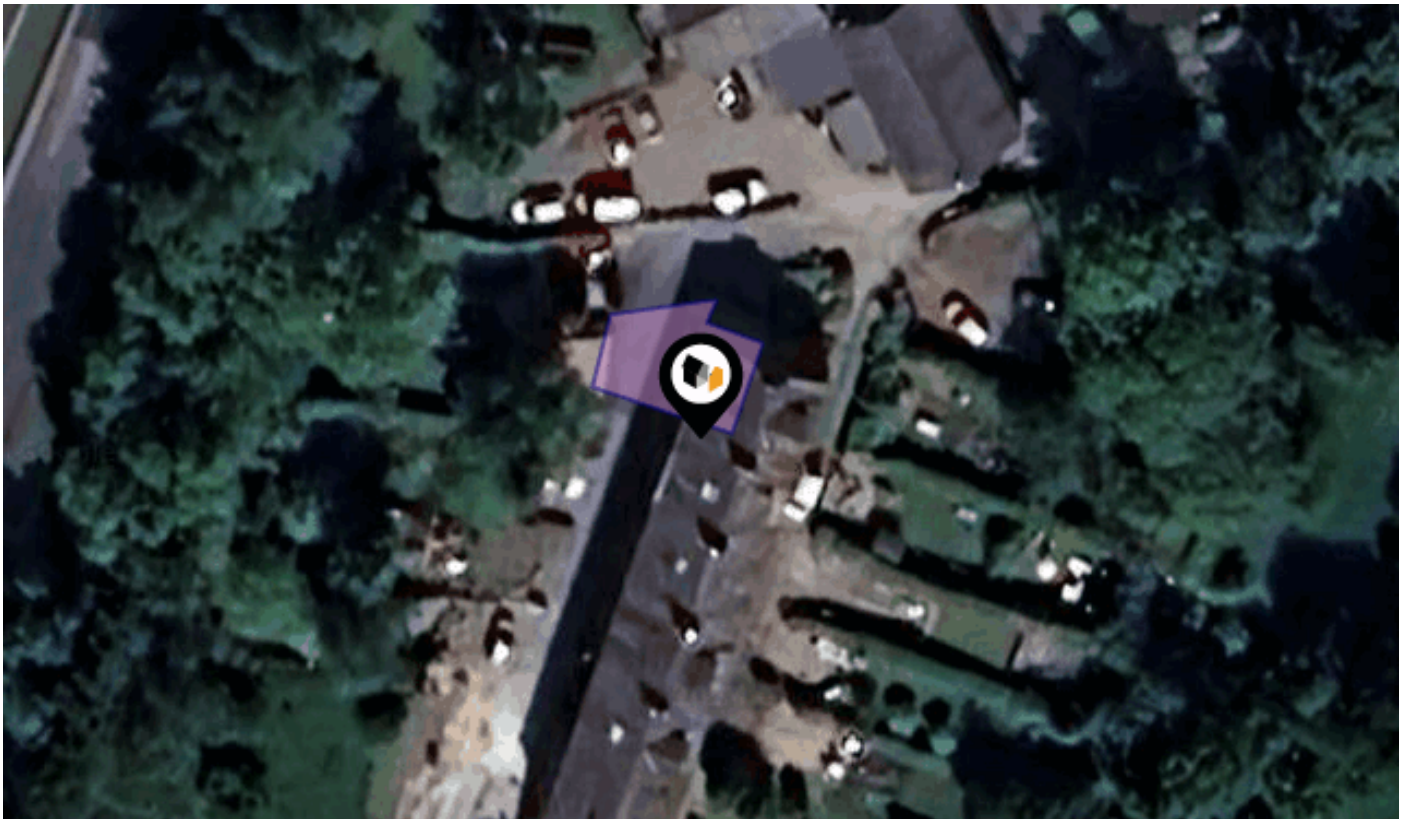


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KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

Saturday 02nd November 2024



HOLME TERRACE, ROSSENDALE, BB4

Brooke Steel Estates

4 Market Street, Edenfield, BL0 0JN

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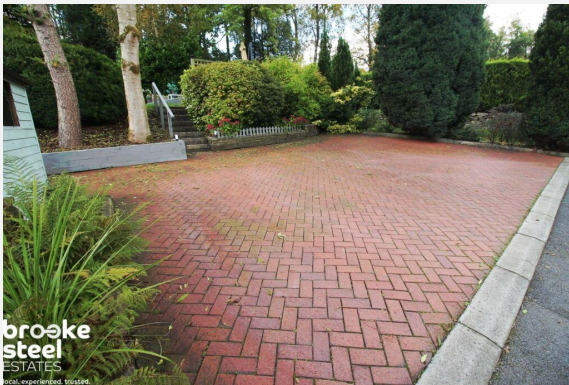
Property

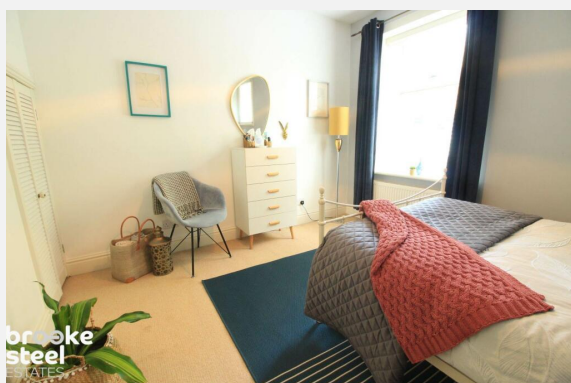
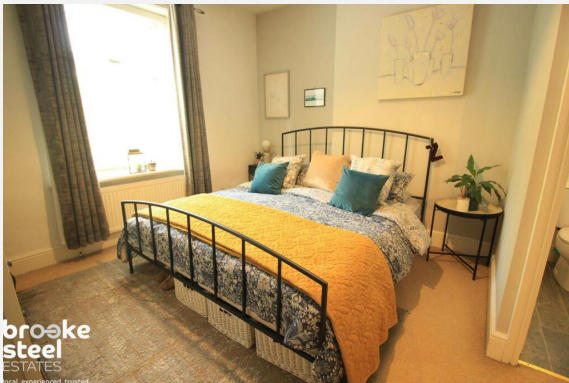
| | | | |
|------------------|------------|---------|----------|
| Type: | Terraced | Tenure: | Freehold |
| Bedrooms: | 3 | | |
| Plot Area: | 0.02 acres | | |
| Council Tax : | Band C | | |
| Annual Estimate: | £2,056 | | |
| Title Number: | LA449078 | | |

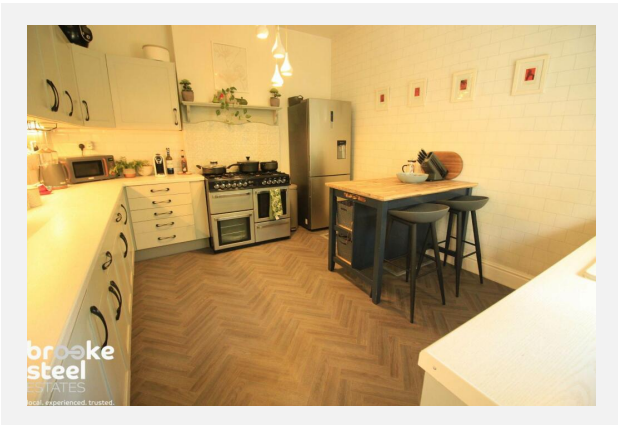
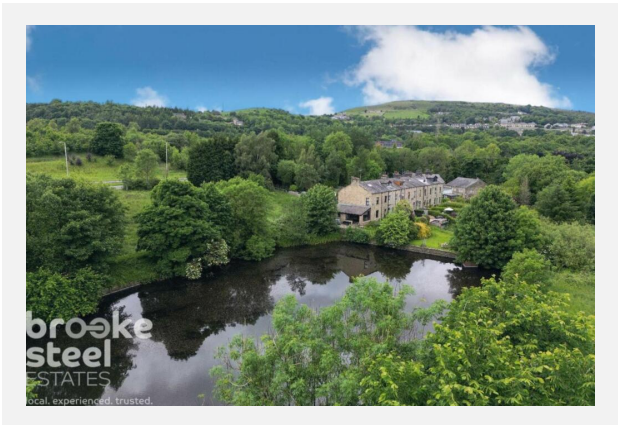
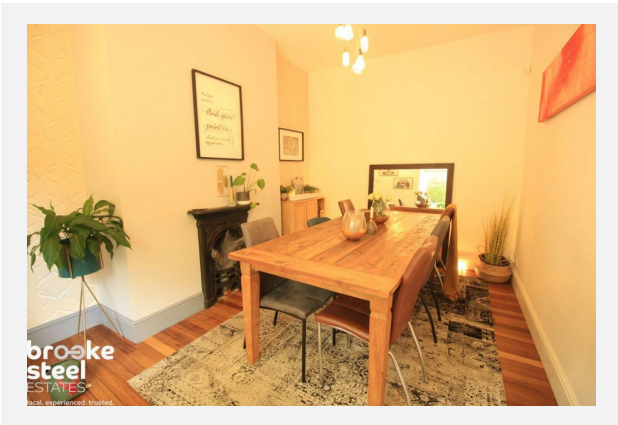
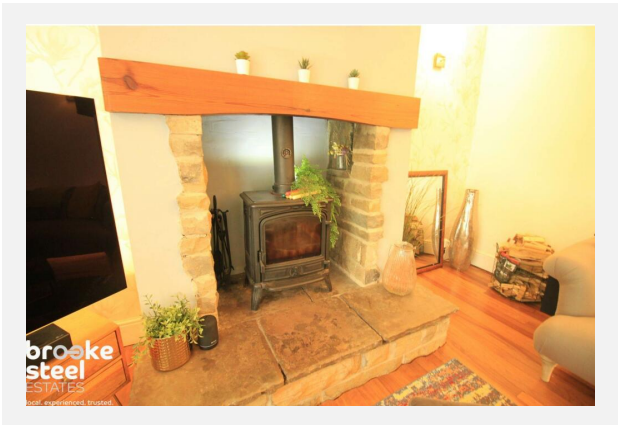
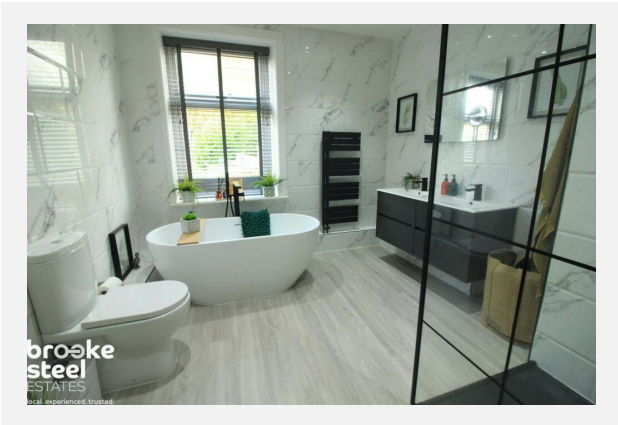
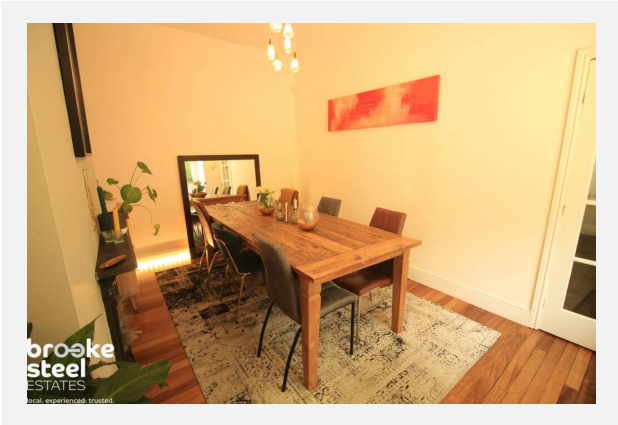
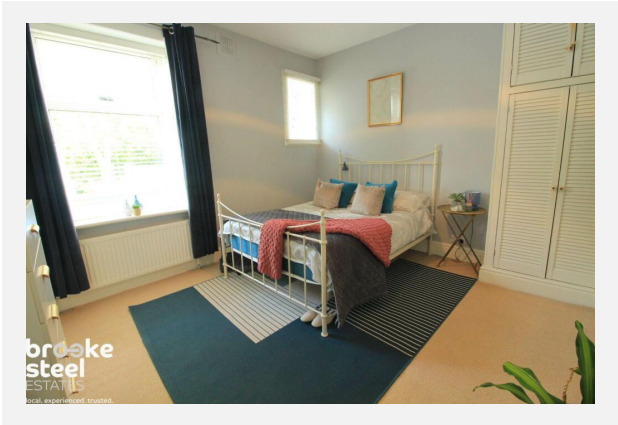
Local Area

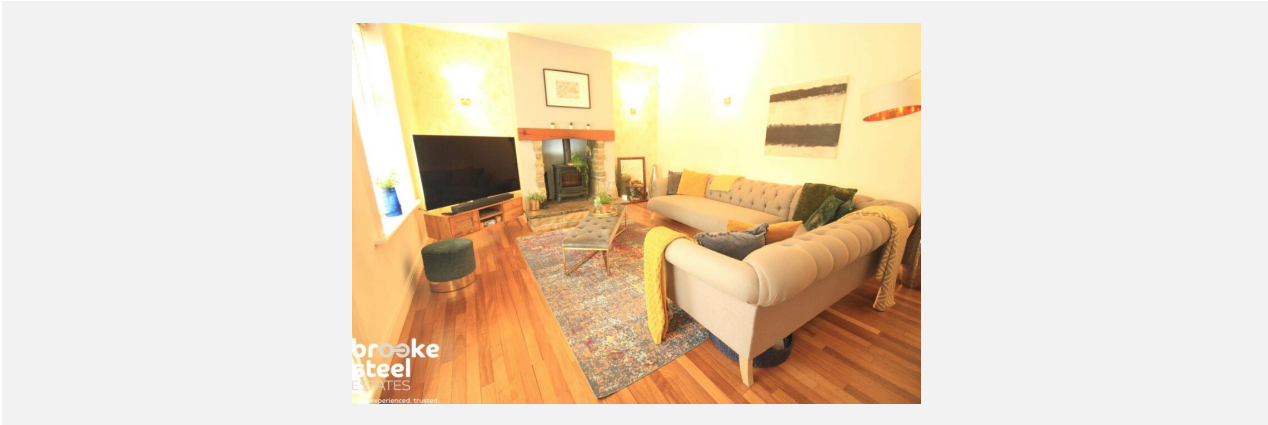
| | | | |
|--------------------|------------|------------------------------------|------|
| Local Authority: | Lancashire | Estimated Broadband Speeds | |
| Conservation Area: | No | (Standard - Superfast - Ultrafast) | |
| Flood Risk: | | 27 | - |
| ● Rivers & Seas | No Risk | mb/s | mb/s |
| ● Surface Water | Very Low | | |

| | | | | | | |
|--------------------------|--|--|--|----------------------------------|--|--|
| Mobile Coverage: | | | | Satellite/Fibre TV Availability: | | |
| (based on calls indoors) | | | | | | |
| | | | | | | |
| | | | | | | |









HOLME TERRACE, ROSSENDALE, BB4

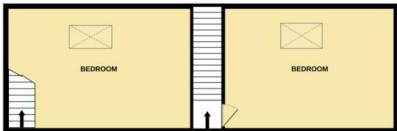
GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
609 sq.ft. (56.6 sq.m.) approx.



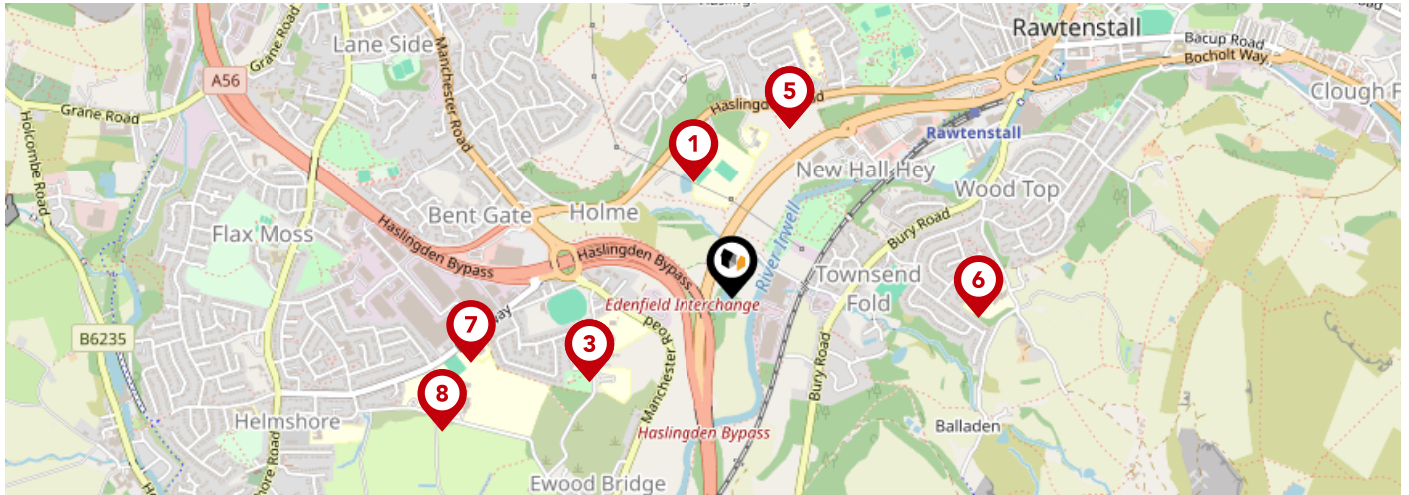
2ND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



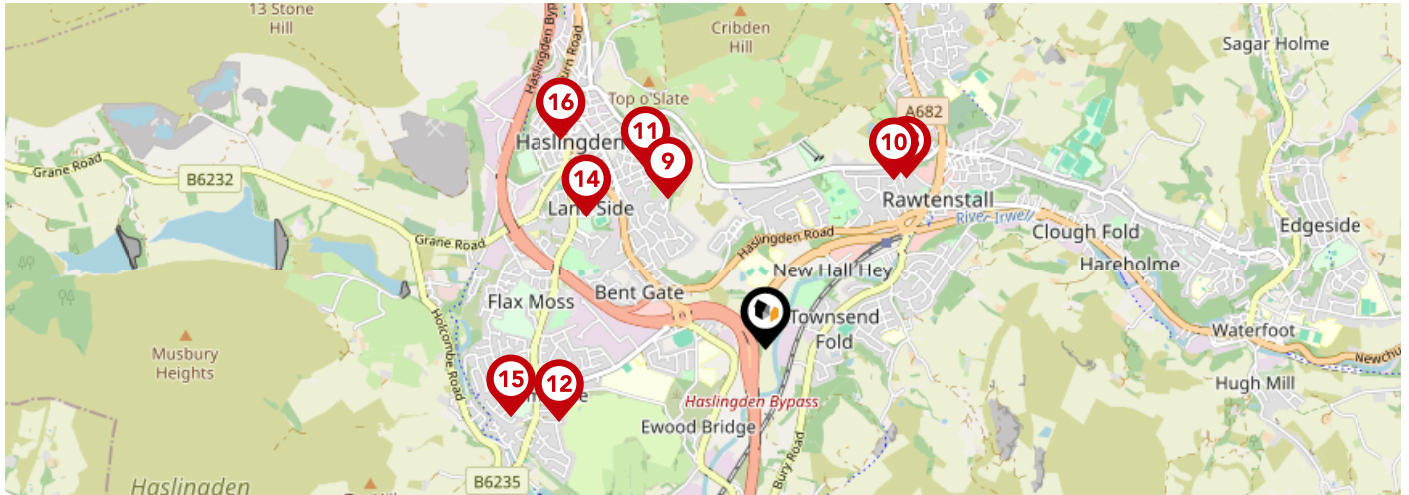
TOTAL FLOOR AREA : 1827 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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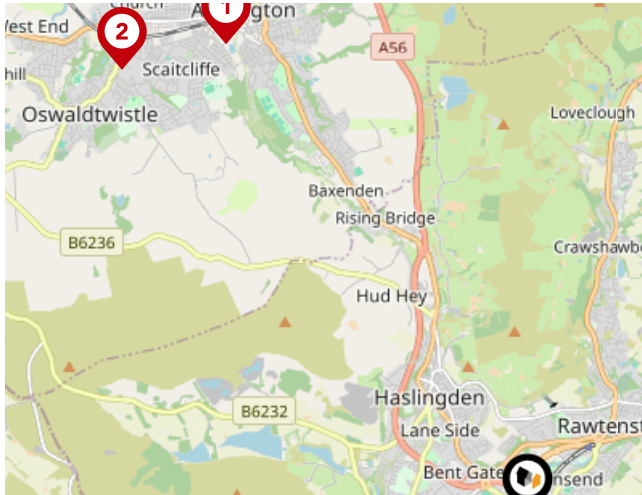
| | | Nursery | Primary | Secondary | College | Private |
|----------|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | All Saints' Roman Catholic High School, a Voluntary Academy Ofsted Rating: Requires improvement Pupils: 492 Distance:0.27 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2 | Tor View School Ofsted Rating: Outstanding Pupils: 260 Distance:0.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | Valley College Ofsted Rating: Requires improvement Pupils:0 Distance:0.36 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Rawtenstall Cribden House Community Special School Ofsted Rating: Outstanding Pupils: 92 Distance:0.39 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Belmont School Ofsted Rating: Good Pupils: 147 Distance:0.39 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 6 | Rawtenstall Balladen Community Primary School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.54 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Haslingden Broadway Primary School Ofsted Rating: Outstanding Pupils: 209 Distance:0.59 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 8 | Haslingden High School and Sixth Form Ofsted Rating: Good Pupils: 1534 Distance:0.7 | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



| | | Nursery | Primary | Secondary | College | Private |
|-----------|--|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| 9 | St Mary's Roman Catholic Primary School, Haslingden Ofsted Rating: Outstanding Pupils: 139 Distance:0.78 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 10 | St James-the-Less Roman Catholic Primary School, Rawtenstall Ofsted Rating: Good Pupils: 209 Distance:0.93 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Hillside Nursery School Ofsted Rating: Good Pupils: 48 Distance:0.95 | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | St Veronica's Roman Catholic Primary School, Helmshore Ofsted Rating: Good Pupils: 150 Distance:0.96 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 13 | St Mary's CofE Primary School Rawtenstall Ofsted Rating: Good Pupils: 188 Distance:0.97 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Haslingden Primary School Ofsted Rating: Good Pupils: 391 Distance:0.98 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Helmshore Primary School Ofsted Rating: Good Pupils: 393 Distance:1.15 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Haslingden St James Church of England Primary School Ofsted Rating: Good Pupils: 207 Distance:1.29 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

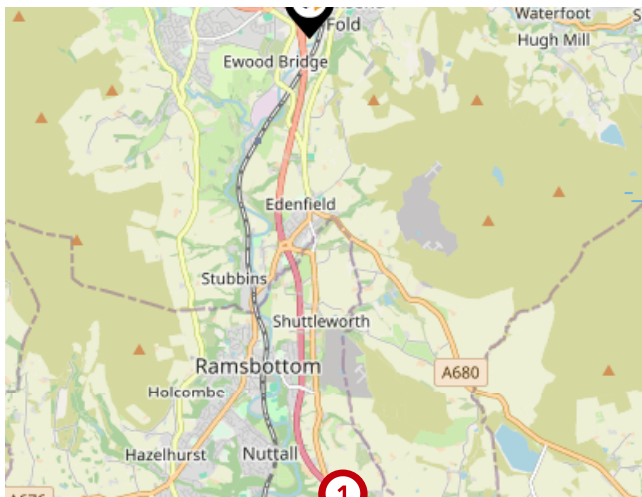
Area

Transport (National)



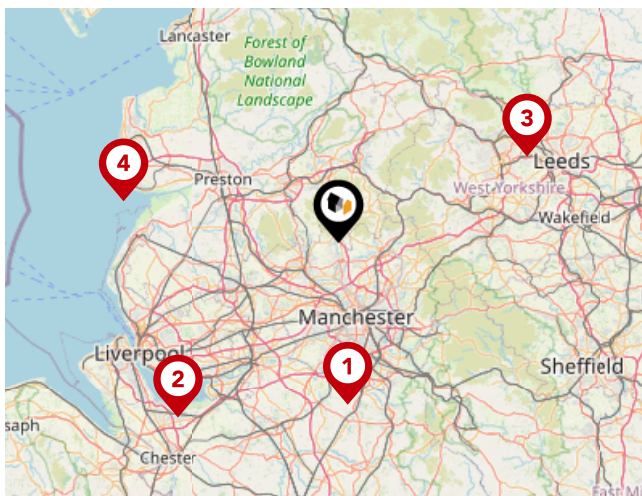
National Rail Stations

| Pin | Name | Distance |
|-----|-------------------------------------|------------|
| 1 | Accrington Rail Station | 4.91 miles |
| 2 | Church & Oswaldtwistle Rail Station | 5.29 miles |
| 3 | Entwistle Rail Station | 5.22 miles |



Trunk Roads/Motorways

| Pin | Name | Distance |
|-----|---------|------------|
| 1 | M66 J1 | 4.34 miles |
| 2 | M65 J9 | 6.26 miles |
| 3 | M65 J8 | 6.15 miles |
| 4 | M65 J10 | 6.86 miles |
| 5 | M66 J2 | 7.17 miles |

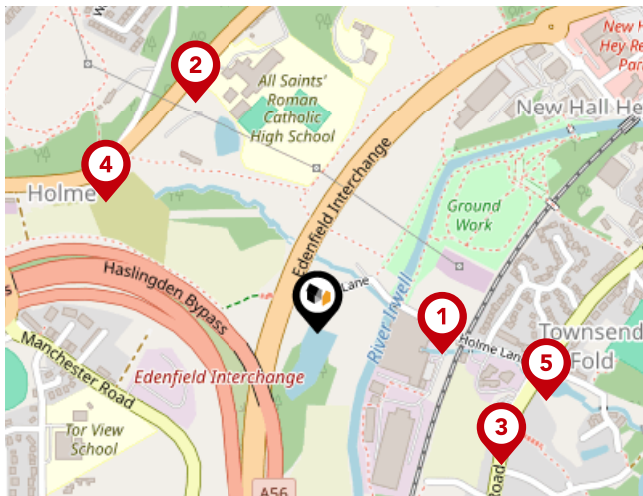


Airports/Helipads

| Pin | Name | Distance |
|-----|------------------------|-------------|
| 1 | Manchester Airport | 22.94 miles |
| 2 | Speke | 33.45 miles |
| 3 | Leeds Bradford Airport | 29 miles |
| 4 | Highfield | 30.71 miles |

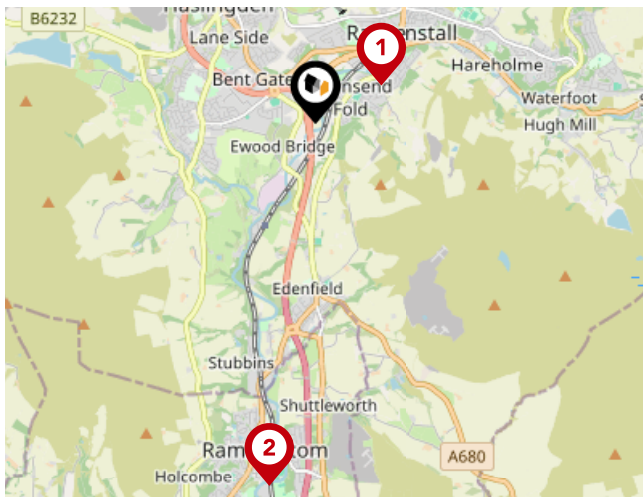
Area

Transport (Local)



Bus Stops/Stations

| Pin | Name | Distance |
|-----|--------------------|------------|
| 1 | East Lancs Railway | 0.14 miles |
| 2 | All Saints RCHS | 0.29 miles |
| 3 | Whitchaff Inn | 0.25 miles |
| 4 | Langwood | 0.27 miles |
| 5 | Lower Clowes Rd | 0.26 miles |



Local Connections

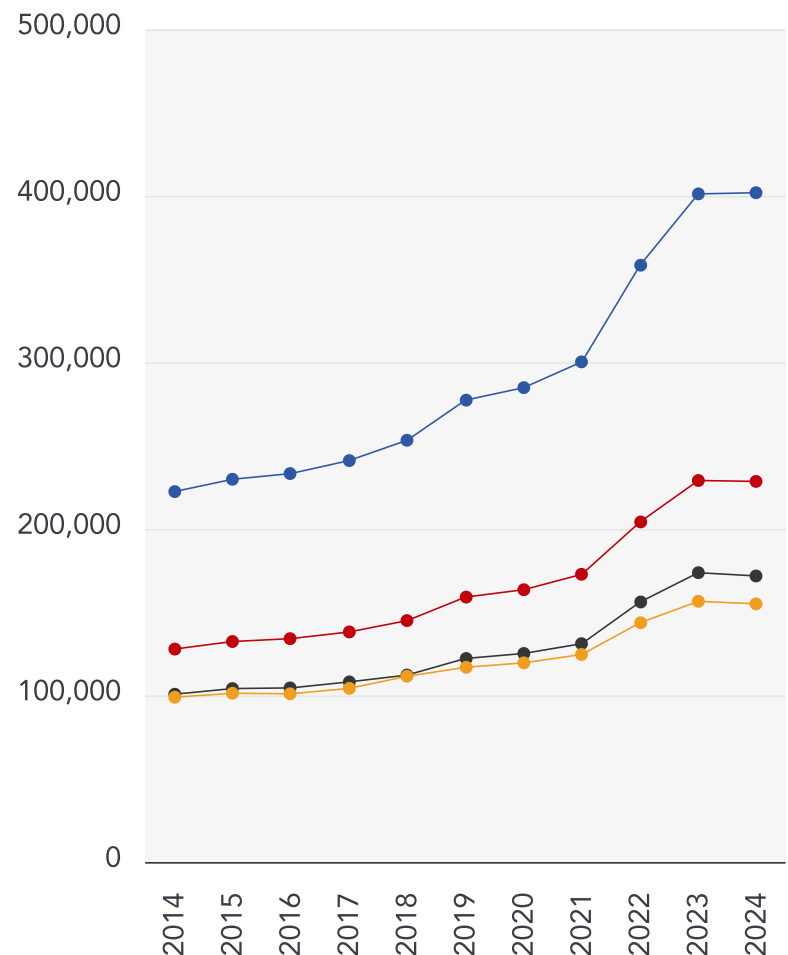
| Pin | Name | Distance |
|-----|--|------------|
| 1 | Rawtenstall (East Lancashire Railway) | 0.67 miles |
| 2 | Ramsbottom (East Lancashire Railway) | 3.2 miles |
| 3 | Bury Bolton Street (East Lancashire Railway) | 6.93 miles |

Market

House Price Statistics



10 Year History of Average House Prices by Property Type in BB4



Detached

+80.69%

Semi-Detached

+78.75%

Terraced

+70.49%

Flat

+56.65%



Brooke Steel Estates

Our estate agency fees are also transparent, competitive and fair. We appreciate how stressful selling or letting a property can be, so whether you have a rental property or need to sell your own home, we offer all the advice that you need about the process and how to make the most of your property or investment.

You'll Love Our Policy

No Sale, No Fee – only payable on Completion.

No Let, No Let Fee – only payable on Move in.

Testimonial 1



I had a great experience with Brooke Steel as a purchaser of a property they were managing. Bella is friendly, open and very communicative, I always felt in the loop throughout the process. I really appreciated her support in keeping things moving and getting it across the line. Would definitely recommend Bella and the team :)

Testimonial 2



Brook Steel Estates went above and beyond, securing the sale of our home. We had such a difficult, challenging experience with Solicitors but Bella and BrookSteel were always there! The drive, passion and determination to get the sale over the finish line was nothing short of outstanding! Thank you from the bottom of our hearts and our wonderful new home! Definitely a recommendation from us!

Testimonial 3



We were first time home buyers, so we were a bit nervous, but Bella helped us by being very responsive and alleviated some of that anxiety. Thank you so much for a great service! And also great guidance throughout the process.

Testimonial 4



We bought a house sold by Brooke Steel Estates and are really grateful for all the support we got from Bella and the team. We had many difficulties during our sale, with buyers pulling out and solicitors not responding in a timely fashion. Fortunately, Brooke Steel really went above and beyond to keep the chain moving, communicating between us and the sellers clearly all the way and being proactive in getting the transaction sorted.



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Brooke Steel Estates

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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