



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Crawshawbooth, Rossendale
- 2x Retail Units PLUS 2 Bed Accommodation Over
- GREAT SCOPE FOR CONVERSION TO 2x HOMES STP
- Excellent Village-Centre Position
- Ideal For Local Amenities & Transport Connections
- Superb Opportunity To Invest / Develop / Re-Let
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

532, Burnley Road, Rossendale, BB4 8NE


£275,000



# 532, Burnley Road, Rossendale, BB4 8NE

\*\*\* NEW \*\*\* - PRICED FOR QUICK SALE - 2 Bedroom 1st Floor Accommodation PLUS 2x Ground Floor Retail Units, GREAT SCOPE FOR CONVERSION TO TWO HOMES STP, Sought After Position, Perfect Village-Centre Location - VIEWING HIGHLY RECOMMENDED - Contact Us To View, By Appointment Only.



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) <b>A</b>                          |   |           |
| (81-91) <b>B</b>                            |   |           |
| (69-80) <b>C</b>                            |   |           |
| (55-68) <b>D</b>                            |   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <b>England &amp; Wales</b>                  | 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.

Welcome to 530 & 532 Burnley Road, Crawshawbooth, Rossendale - a prime opportunity offering a blend of retail and residential spaces in a sought after area.

## Property Highlights:

**Commercial Spaces:** These spacious properties boast two distinct commercial units on the ground floor, presenting a range of possibilities for savvy investors. Formerly housing a renowned bakery/confectioners and a bowls shop, these areas are ripe for revitalisation. The bakery space, fully equipped and ready for operation, features a welcoming servery, bakery preparation room, and ample storage. Meanwhile, the bowls shop, with its own access, offers flexibility for new occupant arrangements or combined utilisation in conjunction with the former bakery.

**Income Potential:** With up to three potential income streams, the property caters to various buyers for investment / improvement / residential or even development scope. Whether reopening the bakery under new management, leasing out the commercial spaces individually or collectively, maximizing returns through comprehensive property rental, or indeed turning into two spacious and well-located homes, the possibilities here abound.

**Residential Accommodation:** Ascend to the first floor to discover spacious living accommodation. Featuring its own entrance, this well-appointed home comprises a generous lounge, two sizable bedrooms, a family bathroom, and a large kitchen. Convenience is key, with access available both independently and via the bakery below.

**Location Advantages:** Situated in a highly sought-after residential area, these properties enjoy enviable prominence. Over its 23-year lifetime, the bakery/confectioners shop garnered a good reputation and loyal clientele, indicative of the area's potential for success. Additionally, the option to reside on-site while managing the businesses or optimizing rental income adds further appeal.

**Don't Miss Out:** Seize the opportunity to acquire this versatile property, poised to deliver both immediate returns and long-term value. Contact us today to arrange a viewing and explore the possibilities this property presents.

**Shop Area 1 14'8" x 12'11"**

**Rear Store Room 14'8" x 13'1"**

**Shop Area 2 15'1" x 12'3"**

**Shop Area 3 15'1" x 15'5"**

**Kitchen 6'10" x 17'4"**

**Landing**

**Lounge 15'1" x 13'11"**

**Kitchen/Dining Room 14'10" x 15'3"**

**Bedroom 1 10'1" x 13'11"**

**Bedroom 2 9'10" x 13'10"**

**Bathroom 7'4" x 10'9"**

**2 x Store/WC**

**Rear Patio Yard**

**Agents Notes**

**Disclaimer**

