











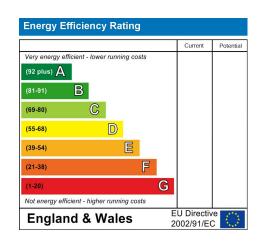
- 3 Bedroom Detached
- Excellent Scope To Improve & Add Value
- Grade II Listed
- Generous Size, Scope To Extend Further To Attic
- Requiring Full Refurbishment
- Good Size Garden, Potential For Garage
- NO CHAIN DELAY

## 85, Edgeside Lane, Rossendale, BB4 9TW

\*\*\* NEW \*\*\* - FANTASTIC PROJECT PROPERTY, CURRENTLY 3 BEDROOM DETACHED, EXCELLENT OPPORTUNITY TO RENOVATE & ADD VALUE - Grade II Listed, Datestone Depicts 1779, Generously Spacious, Great Scope To Improve, Potential To Extend Further Into Attic, Requiring Full Refurbishment - \*\*\* NO CHAIN DELAY \*\*\*







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Edgeside Lane, Waterfoot, Rossendale is a 3 bedroom, Grade II Listed, detached family home. Requiring full renovation, this property is a great opportunity to improve and add value, offering good room sizes and a generous garden space too. Well positioned in a convenient and accessible setting, the property is believed to date from around 1779 from the in situ datestone and has great scope for a prospective purchaser to transform it into a fabulous family home.

Internally this property briefly comprises: Entrance Hall, Hallway, Lounge, Dining Room, Breakfast Kitchen, Utility. Off the first flor Landing are Bedrooms 1-3 and the Shower Room. There is currently one Attic Room with scope to extend into this area further, and there is a Cellar too. Externally, there are Side and Rear Gardens of a good size here.

Situated near to both local amenities and schools / commuter routes / public transport links, this property is close to parkland and open countryside too. Within easy reach of nearby shopping in Waterfoot, the amenities of Rawtenstall centre and comprehensively throughout Rossendale as a whole, are easily reached too.

Hall 7'7" x 3'8"

Hallway 19'7" x 6'7"

Lounge 19'7" x 13'10"

Dining Room 12'0" x 11'11"

Kitchen/Breakfast Room 12'10" x 12'4"

Utility 6'6" x 13'10"

Landing

Bedroom 1 13'7" x 17'5"

Bedroom 2 12'1" x 13'3"

Bedroom 3 12'11" x 11'9"

Shower Room 6'5" x 11'1"

Attic Room 11'2" x 16'1"

Cellar 12'2" x 13'4"

Side Garden

Rear Garden Gated To Lane

**Agents Notes** 

Disclaimer



