



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Edgeside Lane, Waterfoot, Rossendale
- 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


**£350,000**

Offers In The Region Of

# 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 \*\*\***



| Energy Efficiency Rating                           |   |           |
|--|---|-----------|
|  | Current   | Potential |
| <i>Very energy efficient - lower running costs</i> |   |           |
| (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>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
| <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.

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 floor 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**

