



Farrow & Farrow
ESTATE & LETTING AGENTS




154, Bury Road, Rossendale, BB4 5PE

£85,000

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INVESTOR BUYER ALERT - 2 BEDROOM STONE TERRACE PROPERTY IN A CONVENIENT LOCATION, Ideal property in need of modernisation / refurbishment throughout but offer a good opportunity to add value. IDEAL FOR COMMUTERS - Close to Excellent Motorway Links. - NO Chain Delay !!!



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

Bury Road, Haslingden, Rossendale is an ideal 2 bedroom terrace property, perfect for an investment buyer or buy-to-let landlord. The property is in need of modernisation / refurbishment throughout but offer a good opportunity to add value.

Close to Haslingden Town Centre, local schools, motorway networks, supermarket, and other amenities, this property is both convenient and attractive too. Has been a great rental property for the previous owners. Viewing is certainly recommended for.

Internally, this property briefly comprises: Entrance Hall, Breakfast Kitchen, utility room, Lounge, while off the first floor Landing are Bedrooms 1 & 2 and the Bathroom. Externally to the rear is a paved patio yard which also adds outdoor space too.

* Ideal Investment Home / Buy to Let Property *In need of modernisation / refurbishment throughout * Rear Patio Garden * No Chain Delay - CALL TODAY TO ARRANGE A VIEWING

- Hall 14'6" x 3'3"**
- Kitchen/Dining Room 13'0" x 14'10"**
- Lounge 11'7" x 11'4"**
- Utility 6'10" x 7'4"**
- Landing 5'9" x 7'5"**
- Bedroom 1 10'9" x 14'8"**
- Bedroom 2 16'5" x 6'10"**
- Bathroom 10'2" x 7'7"**
- Rear Yard**
- Agents Notes**
- Disclaimer**

