



Farrow & Farrow

ESTATE & LETTING AGENTS



- Folly Terrace, Crawshawbooth, Rossendale
- 1 Bedroom, Mid-Terrace Home
- Requiring Full Renovation
- Scope To Modernise / Improve & Add Value
- On The Verge Of Open Countryside
- Please See Details Regarding Access
- NO CHAIN DELAY
- Contact Us To View - By Appointment Only


15, Folly Terrace, Rossendale, BB4 8DN

£80,000

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*** NEW *** - 1 BEDROOM MID-TERRACE REQUIRING RENOVATION WITH GREAT SCOPE TO ADD VALUE - Semi-Rural Setting With Open Countryside Nearby, NO CHAIN DELAY - Please Read All Property Details - Contact Us To View, By Appointment Only



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.

Folly Terrace, Crawshawbooth, Rossendale is a 1 bedroom, mid-terrace home with front forecourt garden. The property is in need of full renovation and as such, has excellent potential for a prospective buyer to add value as a result of improvement and modernisation. Additionally, this property also has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY.

The property sits in a semi-rural location and is accessed via either Goodshaw Lane and Folly Clough, or Bonfire Hill Road and Bottomley Bank Lane. At present, access is restricted as there is currently no vehicular access over Folly Clough, although we understand there is work anticipated to bring this back into operation in the future.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Dining Kitchen, first floor Landing off to Bedroom 1 and the Bathroom. Externally, to the front of the property is a Forecourt Garden too.

Positioned on the verge of open countryside, this property is also conveniently located for a range of local schools and amenities too. The centre of Crawshawbooth is within easy reach, while Rawtenstall is just a few minutes further away.

** This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision. **

** Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. **

Vestibule

Lounge 15'3" x 11'8"

Kitchen/Dining Room 6'9" x 14'11"

Basement

Landing

Bedroom 1 15'3" x 11'9"

Bathroom 6'11" x 15'0"

Store 9'1" x 3'0"

Front Forecourt Garden

Rear Yard

Agents Notes

Disclaimer

