



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road East, Lumb, Rossendale
- 1 Bedroom, Mid Terrace Home
- Ideal Opportunity To Improve & Add Value
- Requiring Modernisation / Refurbishment
- Front Forecourt & Rear Garden Area
- Popular Residential Area
- NO CHAIN DELAY - Viewing In Person Recommended
- Contact Our Rawtenstall Office To View

903, Burnley Road East, Rossendale, BB4 9PL

£125,000

Offers In The Region Of

903, Burnley Road East, Rossendale, BB4 9PL

*** NEW *** - EXCELLENT OPPORTUNITY TO IMPROVE / MODERNISE & ADD VALUE - 1 Bedroom Terrace Home In Popular Residential Area, Downstairs WC, Front Forecourt & Rear Garden, Close To Open Countryside - NO CHAIN DELAY - Contact Us To View, By Appointment Only



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 91 |
| (81-91) B | | | |
| (69-80) C | | 70 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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.

Burnley Road, Lumb, Rossendale is a 1 bedroom, mid terrace home which is situated in a popular residential area and which presents an ideal opportunity to add value through improvement / modernisation. Requiring refurbishment, the property does already offer the provision of a Downstairs WC and has the further benefit of being offered FOR SALE WITH NO CHAIN DELAY. A good prospect for developers / investors too, for this property, viewing in person is highly recommended and is available, by appointment only, through our Rawtenstall office.

Internally, this property briefly comprises: Entrance Vestibule, Lounge, Kitchen, Downstairs WC, off the first floor Landing are Bedroom 1, a Store Room and the Bathroom. Externally, to the front of the property is a Front Forecourt Garden and to the rear, there is Garden area with steps and terracing.

Located on Burnley Road East at Lumb the property is ideal for commuters to both Rossendale Burnley and is within walking distance of open countryside and nearby amenities. Primary school and local shop facilities are each easily reached, with a great range of facilities available throughout Rossendale as a whole.

Vestibule 3'5" x 3'6"

Lounge 11'5" x 14'5"

Kitchen/Dining Room 8'8" x 9'11"

WC 8'2" x 3'3"

Landing 8'10" x 5'6"

Bedroom 1 11'2" x 13'9"

Shower Room 6'0" x 7'7"

Store Room 2'7" x 7'8"

Rear Garden Area

Agents Notes

Disclaimer

