

Farrow & Farrow

ESTATE & LETTING AGENTS



- Church Street, Waterfoot, Rossendale
- Stone Built Mid-Terrace
- Potentially 2 Receptions & 3 First Floor Bedrooms
- Previously Commercial Storage Use
- Requiring Full Refurbishment & Improvement
- Convenient Position Close To Waterfoot Centre
- NO CHAIN DELAY
- View By Appointment Through Our Rawtenstall Office


9, Church Street, Rossendale, BB4 7HL

£100,000
Offers Over

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***** NEW *** - TERRACED PROPERTY, POTENTIALLY 3 BEDROOMS, GREAT OPPORTUNITY TO IMPROVE AND ADD VALUE - Previously Used For Commercial Storage, Requiring Full Refurbishment & Modernisation - CASH BUYERS ONLY REQUIRED - Viewing Essential - NO CHAIN DELAY - Contact Us To View**



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.

Church Street, Waterfoot, Rossendale is a mid-terrace property, previously used for storage and with great potential to improve and add value. Requiring modernisation and refurbishment, the property could offer 2 separate reception rooms, and three first floor bedrooms, with 2 partially converted attic spaces too. With the additional benefit of being offered FOR SALE WITH NO CHAIN DELAY, for this property potential purchasers who are CASH BUYERS ONLY are sought. Viewing is highly recommended to fully appreciate the space on offer here and is available, by appointment only, through our Rawtenstall office.

Internally, the property briefly comprises: Entrance Hall, Reception Rooms 1, 2 & 3, Downstairs WC. Off the first floor Landing are Potential Bedrooms 1-3 and the Potential Bathroom. To the second floor, there are 2 Attic Room spaces too.

Ideally positioned for local amenities in the heart of Waterfoot, this property has public transport links, through-Valley commuter routes, shops, schools and sports / leisure facilities all within easy reach.

- Hall 24'4" x 3'6"**
- Reception Room 1 14'10" x 9'10"**
- Reception Room 2 7'3" x 10'3"**
- Reception Room 3 7'5" x 13'5"**
- WC 5'4" x 3'6"**
- Landing**
- Potential Bed 1 8'2" x 11'3"**
- Potential Bed 2 14'10" x 8'6"**
- Potential Bed 3 11'9" x 8'2"**
- Potential Bathroom 11'3" x 7'0"**
- Attic Room 1 10'11" x 16'8"**
- Attic Room 2 10'9" x 16'8"**

Agents Notes

Disclaimer

