



Farrow & Farrow

ESTATE & LETTING AGENTS



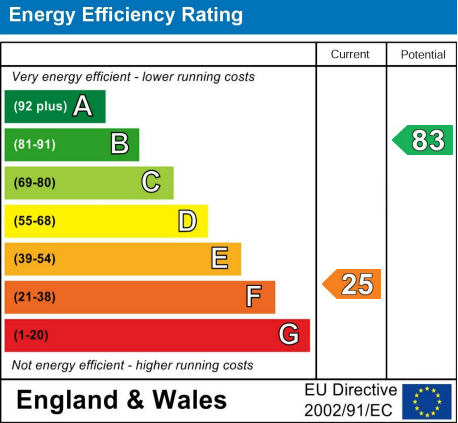
- Burnley Road, Crawshawbooth, Rossendale
- 5 Bedroom, Semi-Detached Home
- Over 2,500sqft Laid Out Over 4 Floors
- Excellent Potential To Modernise & Add Value
- Scope To Split Into Several Apartments STP
- Rear Yard Adds Valuable Outdoor Space
- Ideally Located In The Heart Of Crawshawbooth Village
- VIEWING HIGHLY RECOMMENDED - Contact Us To View

573, Burnley Road, Rossendale, BB4 8NE

£250,000
 Offers In The Region Of

573, Burnley Road, Rossendale, BB4 8NE

*** NEW *** - 5 BEDROOM, GENEROUSLY SPACIOUS SEMI-DETACHED HOME IN THE HEART OF CRAWSHAWBOOTH - Excellent Potential To Improve / Modernise & Add Value, Laid Out Over 4 Floors inc Substantial Basement, Rear Yard Ideal For A Courtyard Garden, Excellent Village Centre Location - VIEWING ESSENTIAL - Contact Us To View!!!



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Burnley Road, Crawshawbooth, Rossendale is a 5 bedroom, semi-detached property which is a fantastic opportunity to improve / modernise and add value, or potentially split into several units. Amounting to over 2,500 sqft in all, this is a substantial property which also has a full size basement area with further scope, having good head height too. Situated in a prime position in the heart of Crawshawbooth village centre, viewing here is highly recommended and available now, by appointment only.

Internally, this property is laid out over 4 floors and briefly comprises:
Ground Floor - Lounge, Kitchen / Dining Room, Rear Hall, Downstairs WC
1st Floor - Landing off to Lounge leading to Bedroom 1 and Study, separate Bathroom and Shower Room
2nd Floor - Landing off to Bedrooms 2-4 and Kitchenette / Potential Bedroom 5
Basement - 2x generous Basement Rooms with good head height.
Externally, to the rear of the property is a good size yard area which could make a perfect courtyard garden and adds valuable outdoor space.

Set within the sought after village centre of Crawshawbooth with restaurants and local shops right on the doorstep, this property is ideally positioned for all local amenities and is also on the X43 express bus route to Manchester / Burnley, as well as being within easy reach of Rawtenstall. This property is perfectly located for commuters, homeowners and those loving open countryside too, which itself is close by.

- Lounge 21'11" x 17'7"
- Kitchen/Dining Room 16'9" x 11'9"
- Rear Hall 4'2" x 6'4"
- WC 6'4" x 5'11"
- Basement Room 1 15'4" x 14'6"
- Basement Room 2 21'7" x 16'6"
- Landing 16'7" x 16'0"
- Lounge 17'2" x 18'10"
- Study 4'1" x 10'4"
- Bedroom 1 11'0" x 11'6"
- Bathroom 7'1" x 10'1"
- Shower Room 4'0" x 10'1"
- 2nd Floor Landing
- Bedroom 2 10'10" x 11'1"
- Bedroom 3 18'3" x 10'1"
- Bedroom 4 10'6" x 8'8"
- Kitchenette / Potential Bed 5 16'10" x 16'2"

- Rear Yard
- Agents Notes
- Disclaimer

