







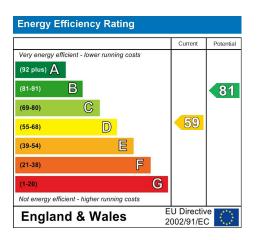
- Booth Road, Waterfoot, Rossendale
  - 3 Bedroom, Detached Family Home
  - Generous Plot With Private Gated Off Road Parking
  - Southerly Rear Aspects & Valley Outlook
- Gardens Front & Rear
- Ideal Opportunity To Refurb & Add Value
- Possible Scope To Develop
- VIEWING STRICTLY BY APPOINTMENT ONLY

## 69, Booth Road, Rossendale, BB4 9BP

\*\*\* NEW \*\*\* - A RARE OPPORTUNITY TO PURCHASE A DETACHED PROPERTY WITH SUPERB SOUTHERLY REAR ASPECTS AND A GENEROUS PLOT - Ideal Potential For Refurbishment & Possible Scope To Develop Further, Good Size Accommodation, Private Gated Off Road Parking, Gardens Front & Rear - VIEWING STRICTLY BY APPOINTMENT ONLY







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Booth Road, Waterfoot, Rossendale is a 3 bedroom, detached family home, sitting on a generous plot with private gated parking, gardens and views. This property is an ideal opportunity for anyone seeking a statement home with great grounds and the possible scope to extend / develop further, while adding value through improvement. Planning permission was granted in 2013 for an additional 3 bedroom detached dwelling to be erected at the side of the property, but this has now lapsed. The property currently offers 2 separate reception rooms, and good size accommodation and would be an ideal canvas on which to refurbish and create a truly wonderful home.

Internally, this property briefly comprises: Entrance Porch, Hallway, Lounge, Dining Room, Kitchen, Utility Room, Store, Downstairs WC. Off the first floor Landing are Bedrooms 1-3 and the Family Bathroom. Externally, in addition to the private gated Off Road Parking, this property sits on a large plot with Gardens to front, side and rear.

Located less than 2.5 miles from Rawtenstall with excellent town centre amenities and convenient motorway links, as well as an express bus route to Manchester, this property offers good transport connections to local and regional destinations. Being well served too with local schools, the property is within walking distance of Bacup and Rawtenstall Grammar School and the new Waterfoot Primary School. At the same time, stunning countryside with reservoir walks, the Pennine Bridleway and popular cycle routes are nearby giving multiple leisure options, while Marl Pitts sports and leisure facilities and Rossendale golf range are just 5 minutes away. On the doorstep, lovely southerly aspects extend beyond the rear garden and across the Rossendale Valley.

Porch 2'6" x 7'0"

Hallway 15'5" x 6'11"

Lounge 12'11" x 12'10"

Dining Room 13'11" x 13'0"

Kitchen 10'5" x 10'5"

Utility 7'7" x 7'0"

WC 3'11" x 3'5"

Store 3'11" x 3'3"

Landing

Bedroom 1 14'4" x 13'0"

Bedroom 2 13'10" x 12'11"

Bedroom 3 9'4" x 6'11"

Bathroom 8'9" x 8'2"

Gated Driveway

Large Rear Garden

Agents Notes

Disclaimer



