



Farrow & Farrow

ESTATE & LETTING AGENTS



- 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

£475,000

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*** 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		59	
(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.

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**

