



Farrow & Farrow

ESTATE & LETTING AGENTS



- Burnley Road, Crawshawbooth, Rossendale
- Mixed Use Residential / Commercial
- 1x Commercial plus 2x Flats
- Well Presented Throughout
- Ready Made Investment Opportunity
- Transport, Amenities, Countryside & Motorways All Nearby
- Viewing Recommended = BY APPOINTMENT ONLY
- Contact Us To View


556, Burnley Road, Rossendale, BB4 8NE

£225,000

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*** MIXED USE RESIDENTIAL / COMMERCIAL PORTFOLIO, 3x DISCRETE UNITS WITH VILLAGE HIGH STREET FRONTAGE *** - Ready Made Investment Opportunity, Well Presented Throughout, Substantial Accommodation, Village Centre Location - A MUST SEE - View By Appointment Only, 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.

Burnley Road, Crawshawbooth, Rossendale is a mixed use property portfolio comprising one commercial property, and 2 flats . The properties are well presented throughout, providing a ready made investment opportunity of varied make up.

Ground Floor - Consists of a large office space, with side secondary office / boardroom, rear kitchen area & 2x toilets. Could quite easily be converted to further living accommodation if desire, subject to planning and any other necessary consents. There is also access out to the rear onto Back Lord Street.

To the side of the property is a communal access door, with stairs leading to first floor flats A & B.

Flat A - Open Plan Lounge / modern Kitchen with Storeroom, stairs up to 2nd floor with 2x double Bedrooms and Shower Room, (Flat A is currently tenanted). Flat B - Entrance Hallway, Open Plan Lounge / modern Kitchen, Bedroom 1 & Shower Room, (Flat B is currently vacant).

Situated in Crawshawbooth Village Centre, the properties are within the main run of shops, close to Bus Stops and with parking provision nearby all combining to produce good footfall that the position would expect to enjoy. Rawtenstall centre is just a couple of minutes away, as too is open countryside, with Motorway connections also close by.

Ground Floor Office

Main Office 38'3" x 18'7"

Board Room 8'11" x 17'7"

Kitchen Area 11'3" x 7'2"

WC 1 3'0" x 5'8"

WC 2 3'3" x 5'8"

Store 4'3" x 5'8"

First Floor Apartment A

Hall

Open Plan Lounge /Kitchen 18'8" x 19'9"

Landing

Bedroom 1 11'2" x 9'8"

Bedroom 2 11'2" x 8'6"

Shower Room 6'7" x 8'7"

First Floor Apartment B

Hall

Open Plan Lounge / Kitchen 18'0" x 14'8"

Bedroom 1 8'11" x 11'0"

Shower Room 6'8" x 6'3"

Agents Notes

Disclaimer

