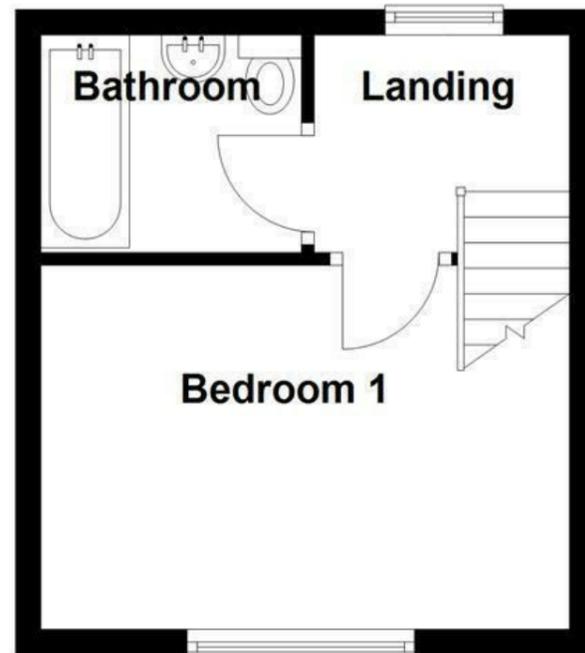


Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Booth Place, Rossendale, BB4 9BD

Offers Over £100,000

ENVIABLE ONE BEDROOM STONE BUILT COTTAGE IN A SOUGHT AFTER LOCATION

Located in the charming area of Booth Place, Rossendale, this delightful one-bedroom stone built cottage that was previously converted from a former stables and carriage house building. This property presents an excellent opportunity for first-time buyers or savvy investors. The property boasts a spacious open-plan living area, perfect for both relaxation and entertaining. The neutral decor throughout creates a blank canvas, allowing you to easily add your personal touch and style.

On the first floor, you will find a generously sized double bedroom, providing a comfortable retreat after a long day. The modern family bathroom is well-appointed, ensuring convenience and comfort for everyday living.

This cottage is ideally situated close to local amenities, transport links, and schools, making it a practical choice for those seeking a vibrant community lifestyle. With its appealing features and prime location, this property is ready for you to move in and make it your own. Don't miss the chance to view this lovely home that combines charm and modern living in one package.

Some photos have been virtually staged to help you envision your dream home!

Booth Place, Rossendale, BB4 9BD

Offers Over £100,000



- Spacious Open-Plan Living Area
- Neutral Decor Throughout
- EPC Rating D
- Easy Access To Major Network Links
- One Generously Sized Double Bedroom
- Great For First-Time Buyers Or An Investment Opportunity
- Viewing Essential
- Tenure Leasehold
- Council Tax Band A
- On Street Parking

Ground Floor

Open Plan Living/Kitchen Area

15' 5 x 13' 9 (4.57m x 4.19m)

First Floor

Landing

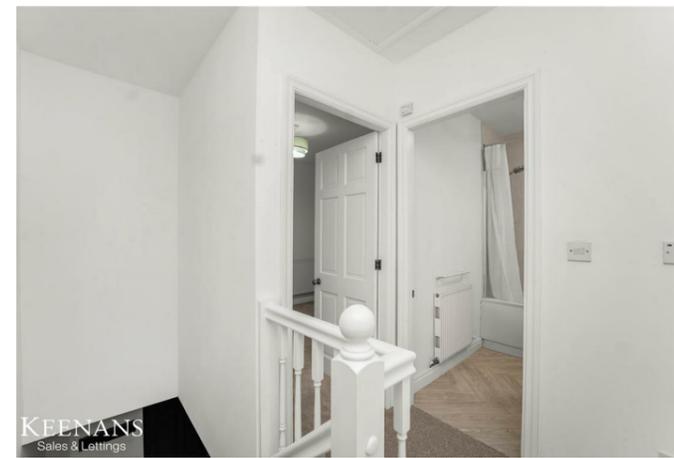
6'6 x 5'7 (1.98m x 1.70m)

Bedroom One

13'9 x 9'5 (4.19m x 2.87m)

Bathroom

6'9 x 5'6 (2.06m x 1.68m)



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