



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

£200,000

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!!!**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
	25	
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 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

