











Independent Estate Agents Est. 1982 Cardwells

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www.cardwells.co.uk

MANCHESTER ROAD, ROSSENDALE, LANCASHIRE BB4 6NT



- AUCTION SALE
- Three bedrooms
- Two reception rooms
- In need of updating throughout
- Close to motorway network
- Close to local amenities
- No chain delay
- Early viewing advised







Guide Price £75,000

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11 Institute St, Bolton, BL1 1PZ
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E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
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Incorporating: Wright Dickson & Catlow, WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells estate agents are delighted to bring to market together with Pugh and Co Auctions on the 27th August 2025, bidding starts at 10am. In need of updating throughout this property has huge potential! Boasting two reception rooms to the ground floor with a kitchen, two sizeable cellar rooms and three bedrooms and a bathroom to the first floor! Externally this property has an enclosed rear yard with brick built outhouse. Internal viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 0161 761 1215, emailing; bury@cardwells.co.uk or visiting: www.Cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Shop Front 16' 1" x 16' 1" (4.90m x 4.90m) Double doors to the front with large window either side. Stairs down to the cellar.

Dining Room 14' 2" x 14' 3" (4.31m x 4.34m) UPVC double glazed window to rear aspect. Ceiling light point. Stairs to first floor.

Kitchen 9' 3" x 7' 2" (2.82m x 2.18m) UPVC double glazed window to side aspect. UPVC door to rear yard. Stainless steel sink and drainer with unit under.

Bedroom 1 14' 9" x 11' 6" (4.49m x 3.50m) UPVC double glazed window to rear aspect. Door to bathroom.

Bedroom 2 14' 8" x 8' 2" (4.47m x 2.49m) UPVC double glazed window to front aspect. Partitioned to make a third room. Door leading to 3rd room.

Bedroom 3 14' 7" x 8' 0" (4.44m x 2.44m)

Bathroom 10' 1" x 6' 7" (3.07m x 2.01m) UPVC double glazed window to rear aspect. Low flush wc. Storage cupboard.

Externally Externally- pavement fronted with a gated paved enclosed yard leading to brick built outhouse.

Price Guide Price £91,000

Tenure Lease Start Date 27 Apr 1862 Lease End Date 28 Apr 2852 Lease Term 990 years from 28 April 1862 Lease Term Remaining 827 years

Council Tax Rossendale Borough Council BAND A £1,616 Annually

Conservation Area Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

Flood Risk Cardwells Letting Agents Bury, pre-marketing research indicates that this family home available to let now is in a position which is regarded as having a “very low” risk of flooding.

Thinking of Selling Thinking of renting or selling a property? If you are thinking of selling a property, perhaps Cardwells Estate Agents Bury or Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale or to let. For Cardwells Estate Agents Bury we are on (0161) 7611215, bury@cardwells.co.uk or for Cardwells Estate Agents Bury Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you.

Arranging a Mortgage Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bury on 0161 761 1215, emailing: bury@cardwells.co.uk or visiting: www.cardwells.co.uk

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor’s or solicitor’s findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). “Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate ltd”

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