



Hilton &
Horsfall

BB4 8BQ

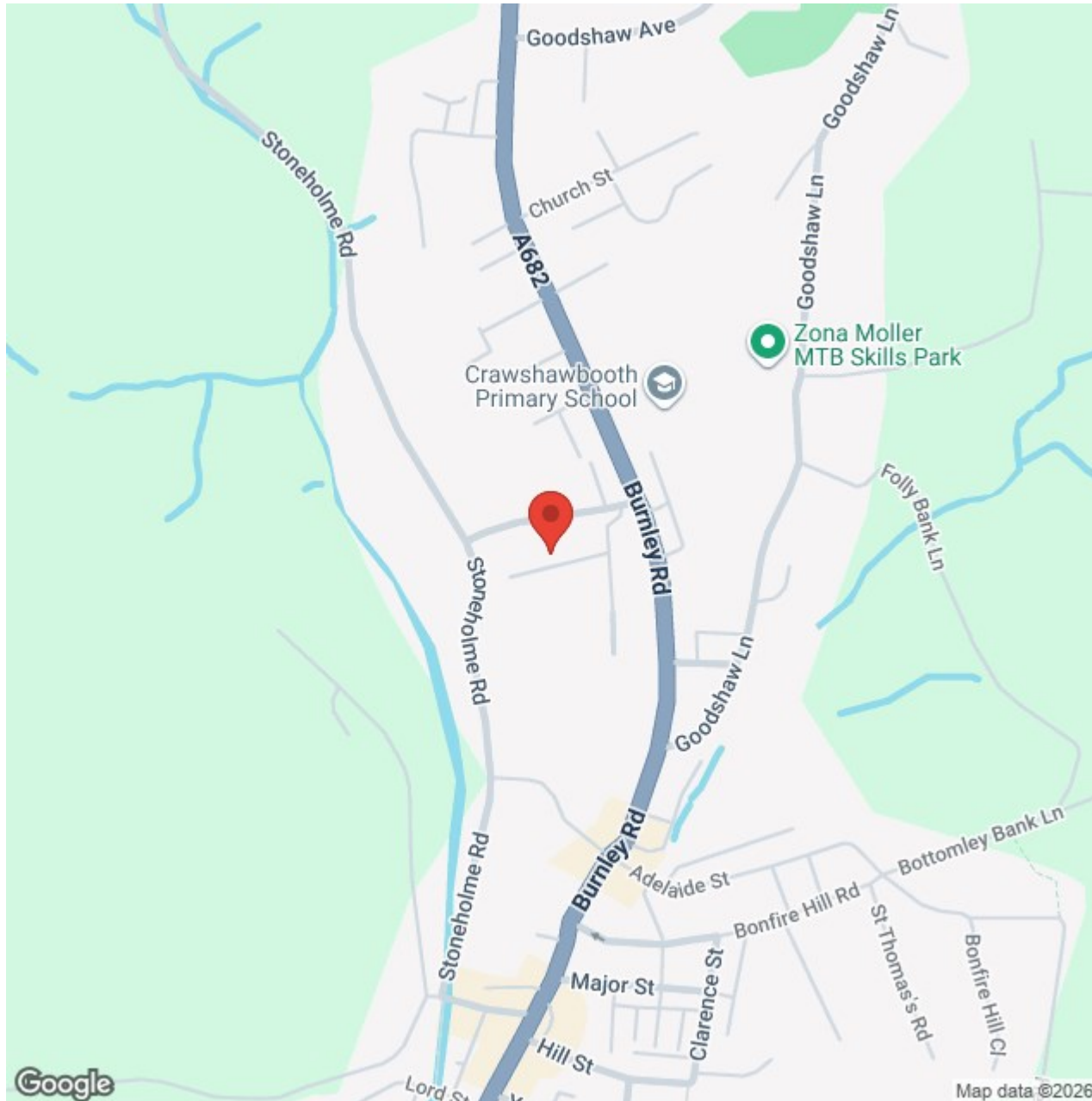
North View, Crawshawbooth

Auction Guide £90,000

- For Sale by Modern Auction – T & C's apply
- No Onward Chain
- Two-Bedroom Mid Terrace
- Two Reception Rooms
- Full Refurbishment Required
- Front Garden & Rear Yard
- Buyers Fees Apply
- Subject to Reserve Price

Offered for sale by auction with no onward chain, this stone-built mid-terrace property presents an excellent opportunity for investors, developers and those seeking a comprehensive renovation project. Requiring full refurbishment throughout, the accommodation comprises a living room, separate sitting room and kitchen to the ground floor, together with two first floor bedrooms and a bathroom. The property shows signs of significant disrepair and buyers are advised to rely upon their own surveys and investigations regarding the condition of the property and any works required. Externally, there is a front garden offering scope for landscaping and an enclosed rear yard. Conveniently situated within the popular village of Crawshawbooth, close to local amenities and transport links, this is a rare opportunity to acquire a property with excellent potential to add value and create a home tailored to individual requirements.







Lancashire

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GROUND FLOOR

ENTRANCE PORCH

LIVING ROOM 14'6" x 13'3" (4.42m x 4.05m)

A generously proportioned reception room positioned to the front of the property, with a large window overlooking the front garden and allowing plenty of natural light into the room. Further features include ceiling coving and a fireplace, with access leading through to the adjoining sitting room. The room requires comprehensive refurbishment throughout and offers excellent potential to create an attractive principal living space.

SITTING ROOM 11'10" x 10'5" (3.61m x 3.20m)

A second reception room positioned towards the rear of the property, featuring a fireplace, ceiling coving and a serving-style opening through to the adjoining living room. The room provides access to the rear kitchen and the staircase leading to the first floor. Requiring full refurbishment throughout, it offers good potential to create a separate dining room or additional family sitting area.

KITCHEN 6'5" x 9'11" (1.96m x 3.04m)

Positioned to the rear of the property, the kitchen is fitted with a range of wall and base units, work surfaces, a sink unit and space for freestanding appliances. A large rear-facing window provides natural light and overlooks the rear yard. The room requires complete refurbishment, with visible signs of deterioration, and offers scope to install a new kitchen to suit the purchaser's requirements.

FIRST FLOOR / LANDING

BEDROOM ONE 14'6" x 9'10" (4.42m x 3.01m)

A well-proportioned double bedroom positioned to the front of the property, benefiting from a large window overlooking the front garden. The room offers ample space for bedroom furnishings and features a fireplace. Requiring full refurbishment throughout, it presents an excellent opportunity to create a spacious and comfortable principal bedroom.

BEDROOM TWO 8'9" x 12'8" (2.68m x 3.87m)

A second bedroom positioned to the rear of the property, with a window overlooking the rear yard. The room requires extensive refurbishment throughout, with sections of the ceiling and wall finishes visibly damaged or removed. Offering scope to be restored and reconfigured to suit the purchaser's needs, buyers should rely upon their own survey and investigations regarding the condition of the room and the property as a whole.

BATHROOM 7'9" x 7'6" (2.38m x 2.29m)

Positioned to the rear of the first floor, the bathroom is fitted with a panelled bath and pedestal wash basin, with a window providing natural light. The room requires complete refurbishment throughout, with visible deterioration around the window area, and offers scope for the installation of a new bathroom suite.

360 DEGREE VIRTUAL TOUR

<https://tour.giraffe360.com/north-view-rossendale>

LOCATION

Situated on North View in the popular village of Crawshawbooth, the property is conveniently positioned for a range of local amenities, shops, schools and everyday services. The area is well placed for access to Rawtenstall, Burnley and the wider Rossendale Valley, with nearby road links providing convenient connections for commuters. Crawshawbooth also offers easy access to surrounding countryside and scenic walking routes, making it a popular location for those looking to combine village living with good transport links.

PUBLISHING

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AUCTIONEERS COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



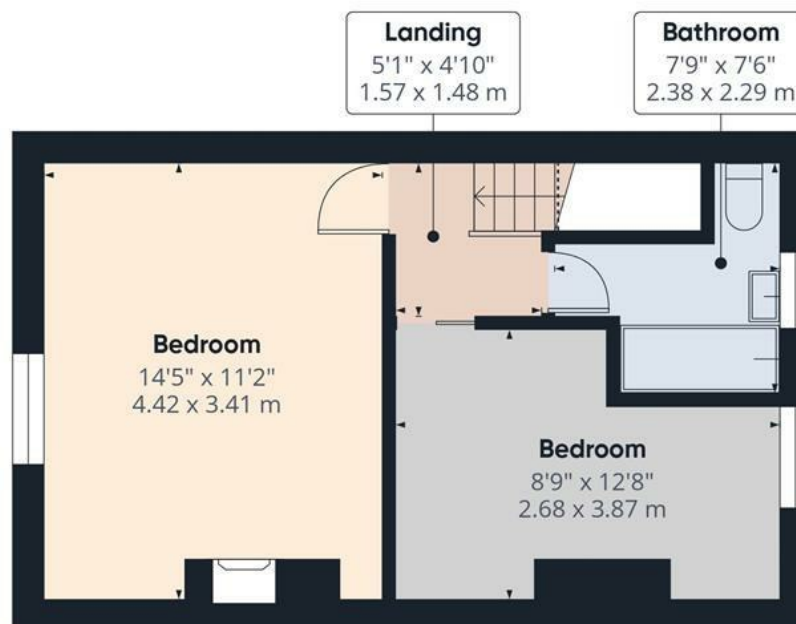
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OUTSIDE

Externally, the property benefits from a garden to the front, currently heavily overgrown but offering excellent potential to be landscaped and transformed into an attractive outdoor space. To the rear is an enclosed yard providing additional outside space. Requiring comprehensive improvement throughout, the external areas present an excellent opportunity for purchasers to add value and create a setting to complement the property.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

730 ft²

67.7 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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