



Bury Road, Rossendale, Lancashire BB4 6JW Offers In Excess Of £130,000

A fantastic opportunity awaits to truly put your own stamp on this spacious three-bedroom maisonette, set over three floors and offering huge potential for a range of buyers. Whether you are a first-time buyer looking for a project, an investor seeking value, or a downsizer wanting space without compromise, this property is well worth your attention.

Requiring modernisation and upgrading, the home offers generous accommodation throughout, complemented by a highly sought-after location on Bury Road, ideally positioned between Rawtenstall and Edenfield. The elevated setting provides stunning open views, adding to the property's appeal.

Internally, the accommodation briefly comprises an entrance hallway with stairs to the first floor, a landing, a spacious lounge, a separate kitchen, a bedroom, and a three-piece bathroom suite with a shower over the bath. To the second floor via stairs there are two further well-proportioned bedrooms.

The location is a real highlight, offering easy access to Rawtenstall and Edenfield centres, a wide range of local amenities, supermarkets, reputable schools, leisure facilities, countryside walks, popular country pubs and restaurants, independent shops, retail parks as well as excellent transport links to surrounding areas and beyond. This property offers the perfect balance of countryside surroundings and convenient town living.

Sold with vacant possession, this is a rare opportunity to secure a home in one of Rawtenstall's most desirable locations.

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment.



Lounge
14'9" x 15'1" (4.50 x 4.60)

Kitchen
5'10" x 12'5" (1.80 x 3.80)

Bedroom 1
8'6" x 12'1" (2.60 x 3.70)

Bedroom 2
13'1" x 9'6" (4.00 x 2.90)

Bedroom 3
13'1" x 13'1" (4.00 x 4.00)

Disclaimer:

These particulars, whilst believed to be accurate are set out as a general guideline 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. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's
Solicitors

Possession:

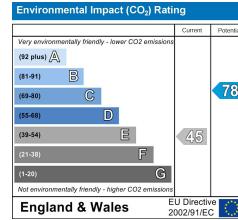
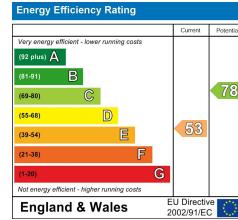
Vacant possession upon completion

Viewing:

Viewing strictly by appointment through
Lifestyle Sales and Letting

**Important Information For Successful
Buyers:**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £65 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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