



## Bury Road, Rossendale, BB4 5PE Price £90,000

\*\*\* IDEAL PROPERTY FOR FIRST TIME BUYER, DOWNSIZER OR AN INVESTOR\*\*\*

A great two-bedroom, mid-terrace house in need of some modernisation and situated in a popular residential area of Haslingden, which is within walking distance to the town centre and the local countryside. The property is close to local amenities, schools and transport links for commuting to Rawtenstall, Bury, Blackburn, Preston, Manchester and surrounding areas.

The property comprises, vestibule, lounge, kitchen, two bedrooms, a three piece bathroom suite with a shower over the bath, a cellar for storage and access to a communal garden. The property benefits from gas central heating, uPVC double glazing and street parking.

This property is also suitable for investors as it has been previously rented out for a long number of years and has an estimated rental income per annum of £9000.00 once the house has been upgraded.

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

The property has the benefit of a cellar/basement which is separate and independent from the cellar/basement of number 127 Bury Road, referred to on the title documentation.

the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

**Bedroom**  
12'1" x 13'5" (3.70 x 4.10)

**Bedroom**  
9'6" x 8'2" (2.90 x 2.50)

**Bathroom**  
6'10" x 4'11" (2.10 x 1.50)

**Lounge**  
12'1" x 13'5" (3.70 x 4.10)

**Kitchen**  
7'6" x 13'5" (2.30 x 4.10)

**Cellar/Store Room**  
12'9" x 13'1" (3.90 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.

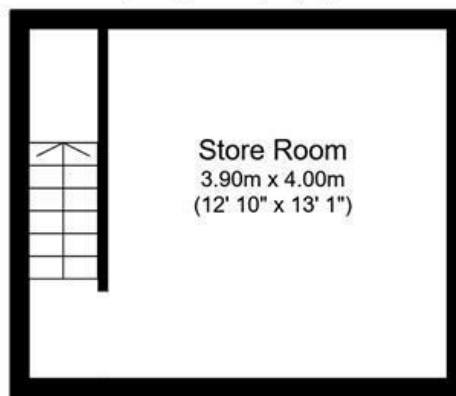
Tenure:  
  
Leasehold - To be confirmed by the Vendor's Solicitors

Possession:  
  
Vacant possession upon completion

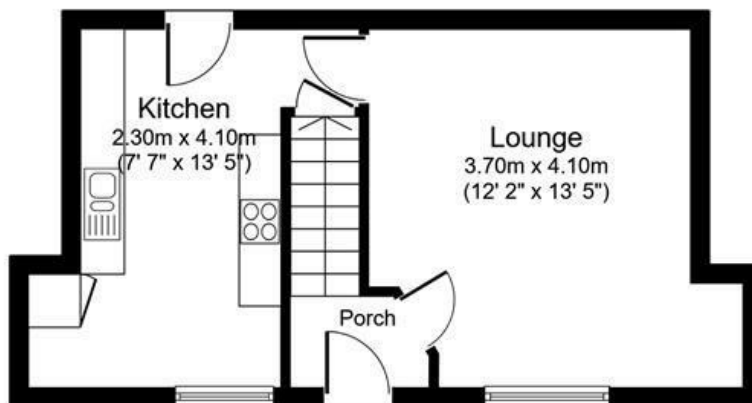
Viewing:  
  
Viewing strictly by appointment through Lifestyle Sales and Letting

**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

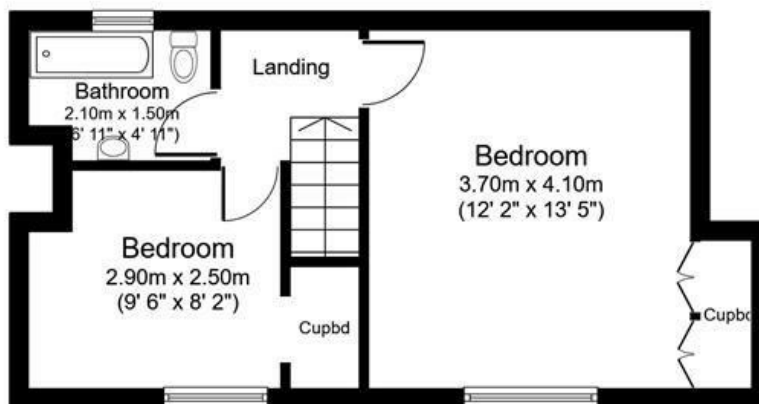
Total floor area 81.1 sq.m. (873 sq.ft.) approx



**Basement Floor**

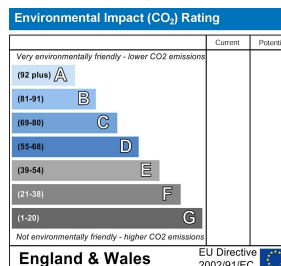
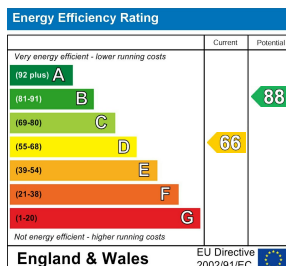


**Ground Floor**



**First Floor**

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