



Farrow & Farrow

ESTATE & LETTING AGENTS



- Newchurch Road, Stacksteads, Bacup, Rossendale
- 2x Flats PLUS Ground Floor Shop Premises
- 1x 1 Bed Flat & 1x 2 Bed Flat, Recently Refurbished
- Shop Premises Suitable For A Variety Of Uses
- Last Shop Use As A Café
- AVAILABLE NOW - NO CHAIN DELAY
- Contact Us NOW To View - By Appointment Only

232a, Newchurch Road, Bacup, OL13 0UE

£300,000

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*** NEW *** - 2x Flats PLUS Ground Floor Shop Premises, 1x 1 Bed, 1x 2 Bed, Shop
Ideal For A Variety Of Uses, Last Used As A Café, AVAILABLE NOW, NO CHAIN DELAY
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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		
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.

Newchurch Road, Stacksteads, Bacup, Rossendale is a combination of 3 properties, being a generous ground floor shop premises, with 1x 2 bedroom flat and 1x 1 bedroom flat over. Offering a great portfolio of potential income streams, all within one property, this is an excellent investment opportunity for owner-occupiers or landlord investors too. The two flats are recently refurbished and ready to occupy, while the shop premises would suit a variety of different purposes and was most recently a café.

Internally, this property briefly comprises:

SHOP PREMISES - Main Shop Floor open to Rear Kitchen, WC, Store Room & Large Basement Store. Double door access to Rear Yard.

FLATS - Communal access with stairs up to:
FLAT 1 - Hallway, open plan Living Room / Kitchen, Bedrooms 1 & 2 and Shower Room.
FLAT 2 - Hallway, open plan Living Room ./ Kitchen, Bedroom 1 and Shower room.

Conveniently located in the centre of Stacksteads, the property offers easy access to nearby amenities and has good passing traffic, including public transport links and commuter routes too.

Shop Floor 16'0" x 20'1"

Shop Area 2 18'2" x 20'1"

Kitchen Area 13'1" x 8'3"

Store Room

WC 5'7" x 3'2"

Communal Entrance

First Floor

Communal Landing 19'1" x 6'4"

Hallway 10'0" x 12'9"

Open Plan Living / Kitchen 15'4" x 14'10"

Bedroom 1 13'8" x 7'8"

Bedroom 2 6'11" x 9'1"

Shower Room 6'3" x 7'11"

2nd Floor

2nd Floor Landing

Hall 3'10" x 11'1"

Open Plan Living 10'11" x 20'2"

Bedroom 1 13'4" x 11'1"

Shower Room 9'2" x 6'4"

Rear Yard

Agents Notes

Disclaimer

