



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Woodcroft Street, Reedsholme, Rossendale
- 3 Bedroom, Mid-Terrace Property
- Recently Fully Refurbished
- PRESENTLY TENANTED UNTIL AT LEAST JAN 2027
- Currently Generating Excellent Rental Yield Of 6.9%
- TENANTED PROPERTY INVESTORS ONLY

24, Woodcroft Street, Rossendale, BB4 8LG

**£200,000**  
Offers Over

## 24, Woodcroft Street, Rossendale, BB4 8LG

\*\*\* ATTENTION BTL INVESTORS \*\*\* - 3 Bed Terrace Home Recently Fully Renovated Throughout. Close to Rawtenstall & Motorway Network, Open Plan Living/Dining, New Stylish Décor, New Modern Kitchen & Shower Room. Excellent Investment Opportunity - CURRENT RENTAL YIELD 6.9% - Tenant In Situ Until At Least Jan 2027 - TENANTED PROPERTY INVESTORS ONLY



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			
		74	81
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.

Woodcroft Street, Rawtenstall is a beautifully presented and fully refurbished, stone terraced property. With an open plan Lounge, Dining Room and excellent fully fitted extension Kitchen, 2 first floor bedrooms and spacious shower room. Stairs up to a further third spacious bedroom located within the attic. The property has been neutrally decorated, has quality carpets throughout and is an outstanding opportunity, seeking TENANTED PROPERTY INVESTORS ONLY. There is a current tenant in situ until at least January 2027, generating a great current rental yield of 6.9%.

The property is ideally located for Rawtenstall Town Centre, close to Crawshawbooth Village, and within easy access of the M66/M65 and wider regional motorway networks and bus routes. The perfect property for anyone seeking a well finished, well presented home, already tenanted and returning good returns on investment.

### Hallway

**Open Plan Living / Dining 24'2" x 14'10"**

**Kitchen 6'9" x 5'6"**

**Basement Room 1 10'0" x 14'11"**

**Basement Room 2 14'11" x 12'10"**

### Landing

**Bedroom 1 11'2" x 12'4"**

**Bedroom 2 7'8" x 9'7"**

**Shower Room 4'10" x 9'4"**

### 2nd Floor Landing

**Bedroom 3 18'3" x 13'11"**

### Rear Yard

### Disclaimer

### Agents Notes

