Hilton & Horsfall

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.

Hilton & Horsfall

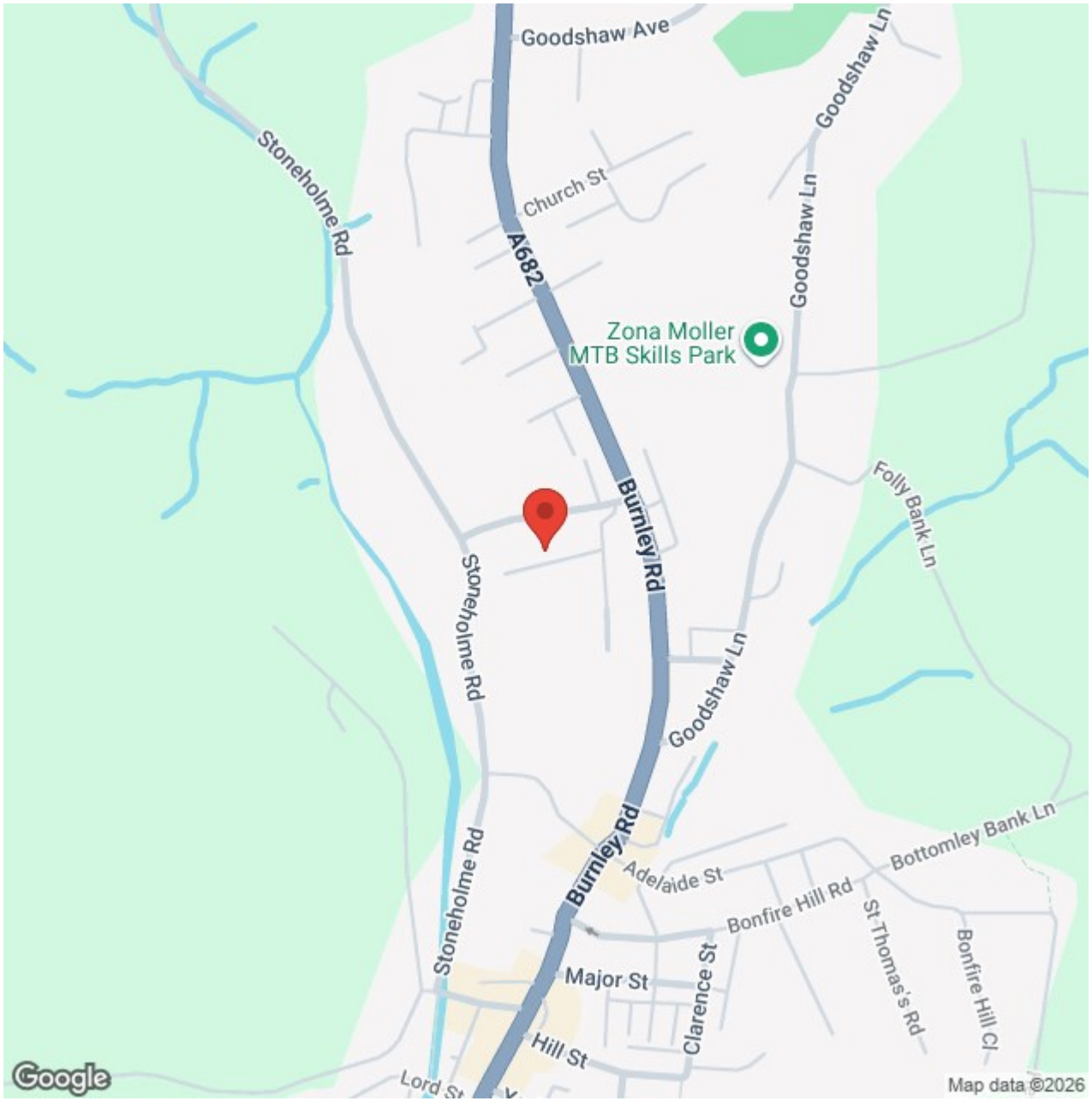
BURNLEY & PENDLE
75 GISBURN ROAD
BARROWFORD
LANCASHIRE. BB9 6DX
T: 01282 560024

Hilton &
Horsfall

Hilton &
Horsfall

Hilton &
Horsfall

Hilton &
Horsfall


Goodshaw Ave
Goodshaw Ln
Stoneholme Rd
Church St
A682
Goodshaw Ln
Zona Moller
MTB Skills Park
Folly Bank Ln
Burnley Rd
Stoneholme Rd
Goodshaw Ln
Stoneholme Rd
Bottomley Bank Ln
Adelaide St
Burnley Rd
Bonfire Hill Rd
St Thomas's Rd
Bonfire Hill Cl
Major St
Clarence St
Hill St
Lord St
Google
Map data ©2026

gery ©2026 Airbus, Infoterra Ltd & Bluesky, Maxar Technologies

Accrington Bypass
Clow Bridge
Dunnockshaw
Love Clough
STONEFOLD
SING BRIDGE
Goodshaw
Water
Crawshawbooth
Lumb
Haslingden Byp
Rossendale Primary
Health Care Centre
Haslingden
Rawtenstall
Google
Map data ©2026 Google

Hilton &
Horsfall

Hilton &
Horsfall

Hilton &
Horsfall

Hilton &
Horsfall

BB4 8BQ

Lancashire

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.

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

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website. www.hilton-horsfall.co.uk

PROPERTY DETAIL

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 Hilton & Horsfall 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. Please note that some images in this brochure may or may not feature virtual staging for illustration purposes only. We do not hold responsibility for the accuracy of CGI measurements, layouts, or representations. Actual property specifications and measurements may vary. Hilton & Horsfall Estate Agents own the sole rights to all media, including images, CGI, and video. Any third-party use is strictly prohibited without written permission from Hilton & Horsfall Estate Agents.

AUCTIONEERS COMMENTS

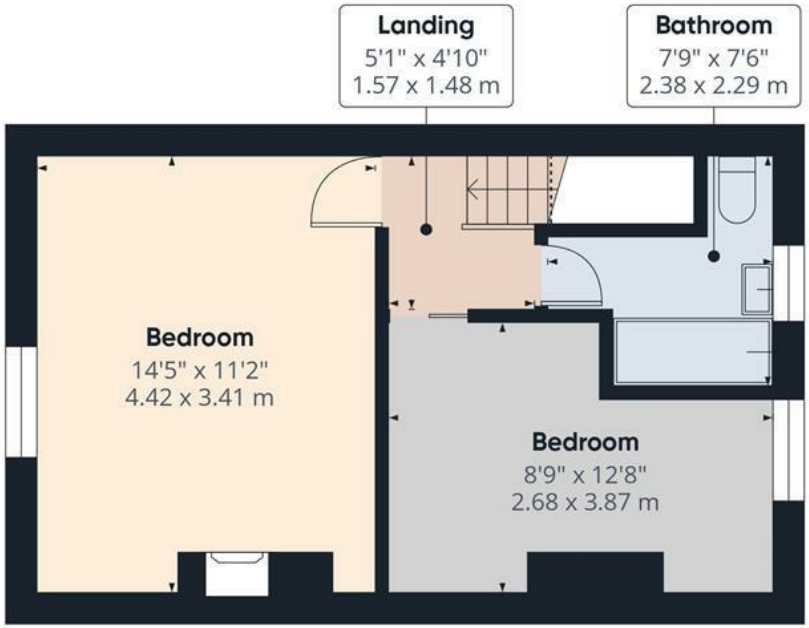
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender 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.

Hilton &
Horsfall

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

Hilton & Horsfall

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.

Hilton & Horsfall

75 Gisburn Road
Barrowford
Lancashire
BB9 6DX

w. hilton-horsfall.co.uk
t. 01282 560024