



## 2 bed terraced house to buy in

Alder Bank, Rossendale, Lancashire, BB4 7SD

**£85,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

On Street parking

## Property features

- ✓ Two Bedrooms
- ✓ Sold by Secure Sale
- ✓ Terraced Property
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85000

A Fantastic Refurbishment Opportunity in a Convenient Rawtenstall Location

Situated within easy walking distance of Rawtenstall Town Centre, this mid-stone terrace property presents an outstanding opportunity for investors, developers, builders, and buyers seeking a project with significant scope to add value.

Having been unoccupied for many years, the property now requires complete and comprehensive refurbishment throughout, offering purchasers the chance to renovate and modernise to their own specification. With a realistic guide price of £85,000, the property represents an attractive proposition for those looking to create a profitable investment, resale opportunity, or long-term home.

The accommodation briefly comprises an entrance vestibule leading into a generously proportioned lounge. Beyond the lounge is the kitchen area, which in turn provides access to a useful utility space and the rear yard.

Externally, the enclosed rear yard benefits from two brick-built storage outbuildings and gated access to a rear service alley.

To the first floor is a spacious principal bedroom together with a family bathroom. A staircase rises to the second floor attic room, which has previously been utilised as bedroom accommodation and is complemented by a substantial eaves storage area.

Please note the property is heated by a back boiler.

Location

Rawtenstall is one of Rossendale's most popular market towns, offering an excellent range of amenities including supermarkets, independent retailers, cafés, bars, restaurants, leisure facilities and healthcare services. The town has developed a vibrant social scene with a variety of eateries, traditional pubs and nightlife options.

Families are well served by a selection of highly regarded primary and secondary schools within the surrounding area, while commuters benefit from excellent transport links. The A56/M66 corridor provides convenient access to Manchester, Bury, Burnley and the wider motorway network, making the area increasingly popular with both owner-occupiers and tenants alike.

The town is also surrounded by attractive countryside, providing easy access to walking routes, cycling trails and outdoor recreation, including the nearby Rossendale Valley and surrounding Pennine landscapes.

#### Investment Potential

Properties of this nature are becoming increasingly difficult to acquire at such an attractive entry price point. Subject to the necessary refurbishment works, purchasers have the opportunity to significantly enhance both the property's market value and rental potential. The versatile accommodation, convenient location and substantial scope for improvement make this an ideal project for investors, builders, developers, landlords and ambitious owner-occupiers seeking to create a bespoke home.

Early viewing is strongly recommended to fully appreciate the accommodation, location and considerable potential on offer.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 851

Annual Ground Rent Amount: £2.00

Price: Starting Bid £85,000

Property Type: Terraced House

Parking: On Street

Year built: 1878

Construction materials: Stone built

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Broadband: None

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**Regent House Regent Road, Horsforth, Leeds, West Yorkshire, LS18 4NP, [www.letsliveleeds.com](http://www.letsliveleeds.com)**

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