



3 Victoria Street, Rawtenstall, Rossendale,  
Lancashire BB4 7PT





## PROPERTY DESCRIPTION

!! Offered for sale with NO ONWARD CHAIN !! This sizable 3 bed mid terrace located on the outskirts of Rawtenstall's bustling centre offering accommodation spread across 4 storeys. Sure to catch the eye of anyone looking for an investment opportunity. The property is in need of some cosmetic updating but comprises of: one large welcoming reception room, a kitchen area fitted with a basic range of units, storage cellar, two double bedrooms and a family bathroom to the first floor with a staircase off the landing leading to a large double bedroom located withing the properties dorma attic. To the rear of the property there is an enclosed yard that is paved for ease of maintenance. Minority Upvc double glazed, warmed by gas fires. EPC - F. Council Tax Band A. Early viewing is considered a must!

## FEATURES

- Investment Opportunity
- Offered for sale with no onward chain
- In need of some cosmetic updating
- Accommodation spread over four storeys
- One welcoming reception room
- Basic fitted kitchen
- Two first floor double bedrooms
- Three piece bathroom
- Third double bedroom found in the loft conversion
- EPC - F
- Council Tax - Band A
- Early viewing a must!



## **ROOM DESCRIPTIONS**

### **Ground Floor**

#### **Entrance Vestibule**

#### **Sitting Room**

4.67m x 4.32m (15' 4" x 14' 2")

#### **Kitchen**

3.81m x 3.23m (12' 6" x 10' 7")

### **First Floor**

#### **Bedroom 1**

4.67m x 2.97m (15' 4" x 9' 9")

#### **Bedroom 2**

2.97m x 2.01m (9' 9" x 6' 7")

#### **Bathroom**

### **Second Floor**

#### **Bedroom 3**

4.37m x 4.36m (14' 4" x 14' 4")

### **Lower Ground Floor**

#### **Storage Cellar**

4.2m x 1.47m (13' 9" x 4' 10")

### **Further Information**

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Tenure - Freehold

Broadband Coverage - Ultra Fast Broadband available

Mobile coverage - Covered by a number of providers

Surface water flooding considered high risk according to .GOV