



5 bed semi-detached house to buy in BB4

Shawclough Road, Rossendale,
Lancashire, BB4 9JZ

£450,000 Starting Bid

🏠 x 5 🚗 x 1 🚗 x 2

Tenure

Freehold

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Five Bedroom
- ✓ Semi - Detached
- ✓ Freehold
- ✓ EPC Rating E

Off Street parking

Key Information

- ✓ Council Tax: Band E
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Rarely do period homes of the stature come to market. New Mansion House is definitely not want to be missed.

Set amidst landscape gardens accessed via a sweeping driveway and comes complete with a large garage and coach house.

Planning permission had been previously approved to convert the coach house into a holiday let.

The property has just been re roofed and fully insulated.

Internally the property brims with period features.

On entering you are met with the grand entrance hallway, a feature staircase sweeps to the first floor.

To the ground floor there are two large receptions, a large breakfast kitchen and a vaulted wine cellar accessed via a secret panel.

To 1st floor there are four bedrooms and the house bathroom.

To the second floor there is a further double bedroom.

Some modernisation /updating is required however in the correct hands this house will be special.

New Gas Boiler fitted August 2024

Council Tax Band: E

Tenure: Freehold

Price: Starting Bid £450,000

Property Type: Semi-detached house

Parking: Off Street, Driveway, Driveway & Garage

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: FTTP (fibre to the premises)

Ground Floor

Hallway

Hallway

7.7m x 2.2m (25' 3" x 7' 3")

Reception One

Reception One

4.62m x 4.6m (15' 2" x 15' 1")

Reception Two

Reception Two

4.27m x 4.24m (14' 0" x 13' 11")

Cellar

Cellar

4.72m x 2.1m (15' 6" x 6' 11")

Kitchen

Kitchen

4.98m x 4.04m (16' 4" x 13' 3")

First Floor

Landing

Landing

7.32m x 2.29m (24' 0" x 7' 6")

Bedroom 1

Bedroom One

4.7m x 4.4m (15' 5" x 14' 5")

Bedroom 2

Bedroom Two

4.62m x 4.45m (15' 2" x 14' 7")

Bedroom 3

Bedroom Three

4.8m x 4.14m (15' 9" x 13' 7")

Bedroom 4

Bedroom Four

3.6m x 2.4m (11' 10" x 7' 10")

Bathroom

Bathroom

3.5m x 2m (11' 6" x 6' 7")

Second Floor

Second Floor Landing

Second Floor Landing

4.95m x 2.29m (16' 3" x 7' 6")

Attic Room / Bedroom 5

Attic Room / Bedroom Five

4.42m x 4.22m (14' 6" x 13' 10")

Detached Garage

Detached Garage

7.44m x 6.88m (24' 5" x 22' 7")

Coach House

Coach House

14.27m x 5.94m (46' 10" x 19' 6")



For illustration purposes only, not to scale.
Plan produced using PlanUp.

New Mansion House, Shaw Clough Road, Rossendale

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC

Shawclough Road, Rossendale, Lancashire, BB4 9JZ

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

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