

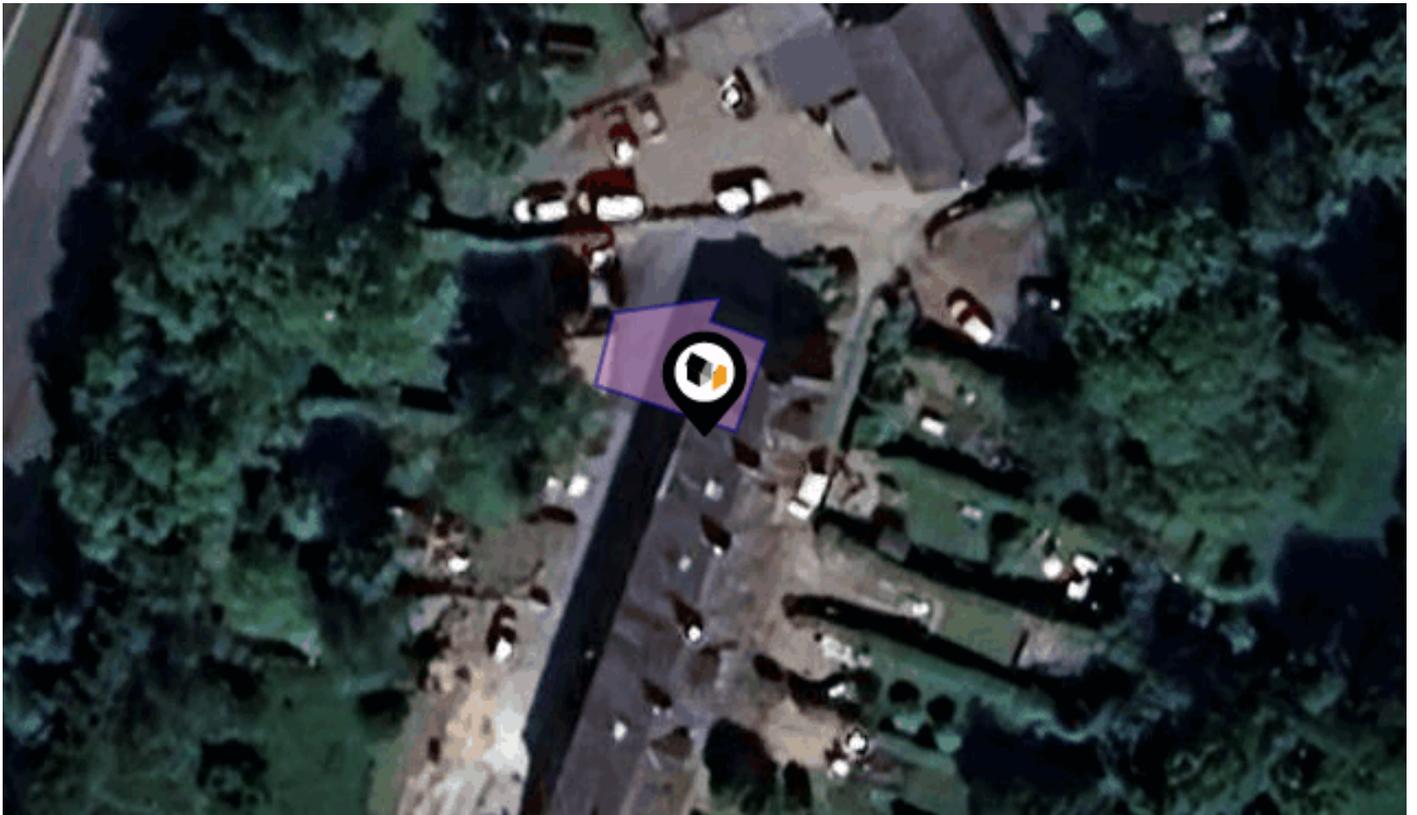


See More Online

# KFB: Key Facts For Buyers

A Guide to This Property & the Local Area

**Saturday 02<sup>nd</sup> November 2024**



## HOLME TERRACE, ROSSENDALE, BB4

### Brooke Steel Estates

4 Market Street, Edenfield, BL0 0JN

01706 940 335

[bella@brookesteel.co.uk](mailto:bella@brookesteel.co.uk)

[www.brookesteel.co.uk](http://www.brookesteel.co.uk)





## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	3		
<b>Plot Area:</b>	0.02 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£2,056		
<b>Title Number:</b>	LA449078		

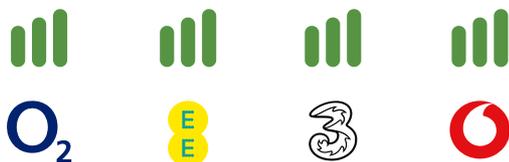
## Local Area

<b>Local Authority:</b>	Lancashire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

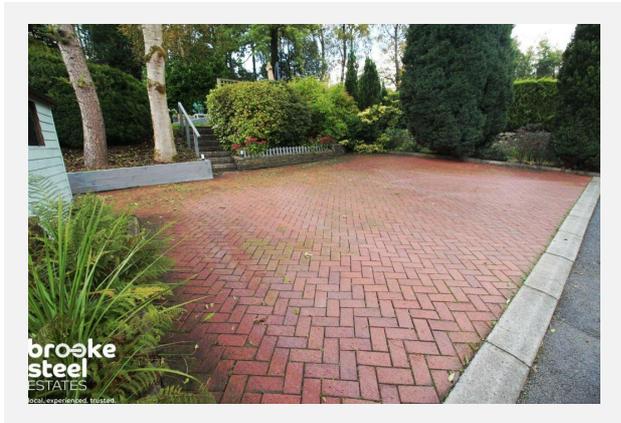
<b>27</b> mb/s	<b>-</b> mb/s
	

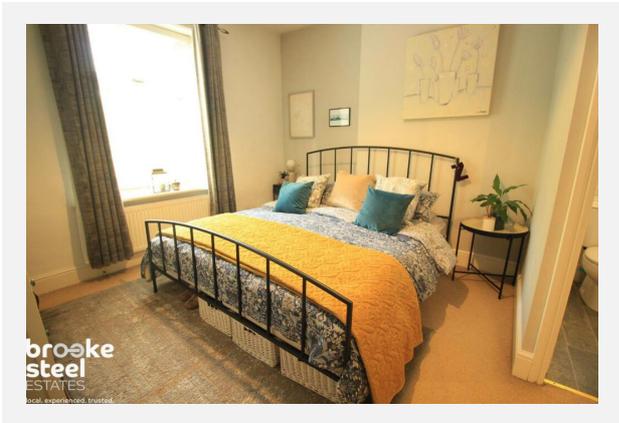
### Mobile Coverage: (based on calls indoors)

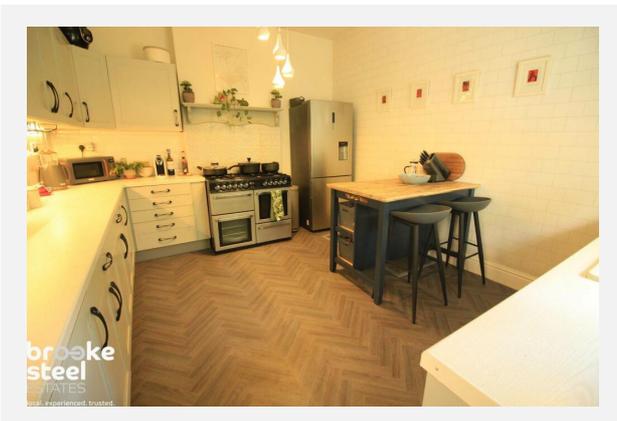
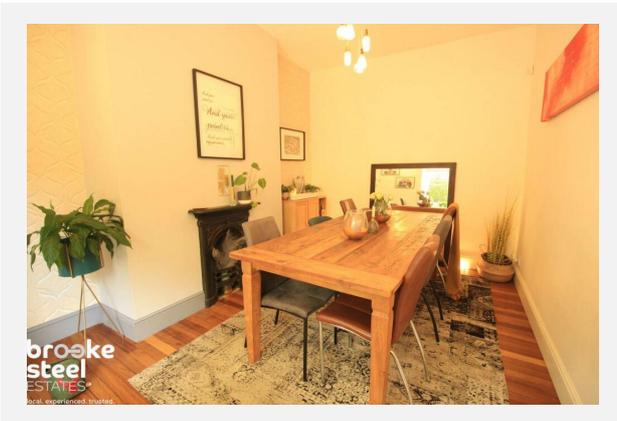


### Satellite/Fibre TV Availability:











## HOLME TERRACE, ROSSENDALE, BB4

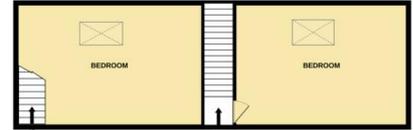
GROUND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

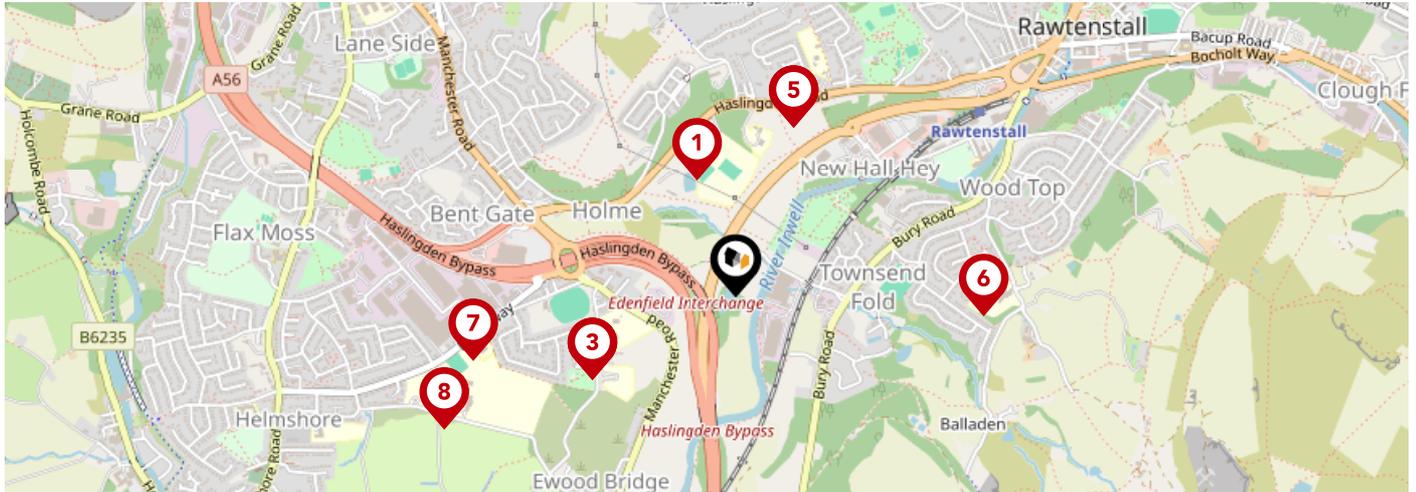


2ND FLOOR  
609 sq.ft. (56.6 sq.m.) approx.

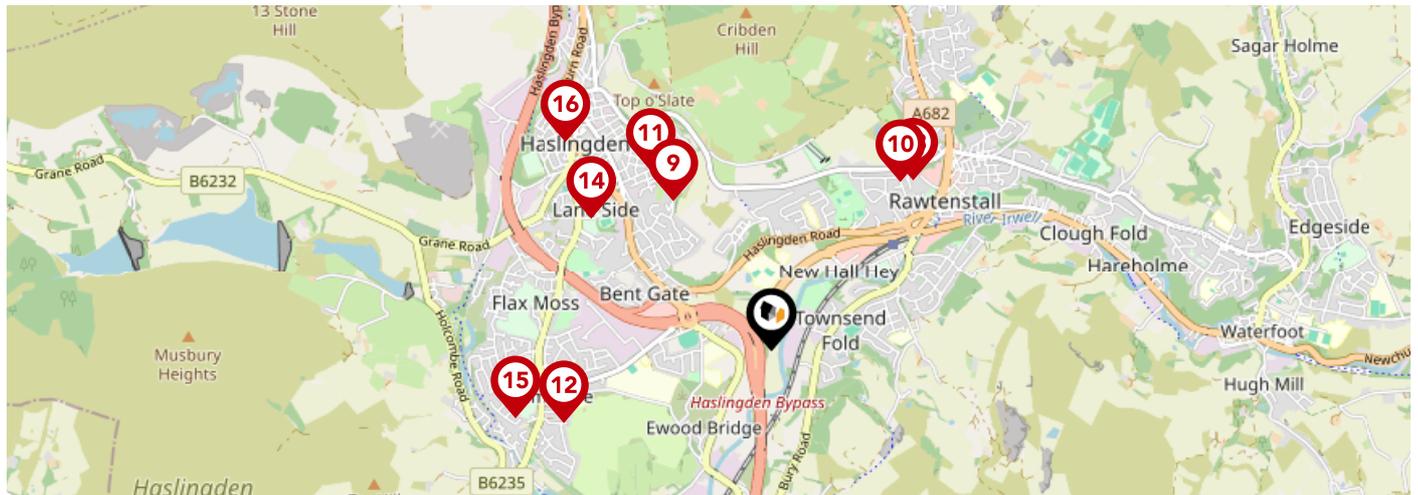


TOTAL FLOOR AREA: 1827 sq.ft. (169.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024



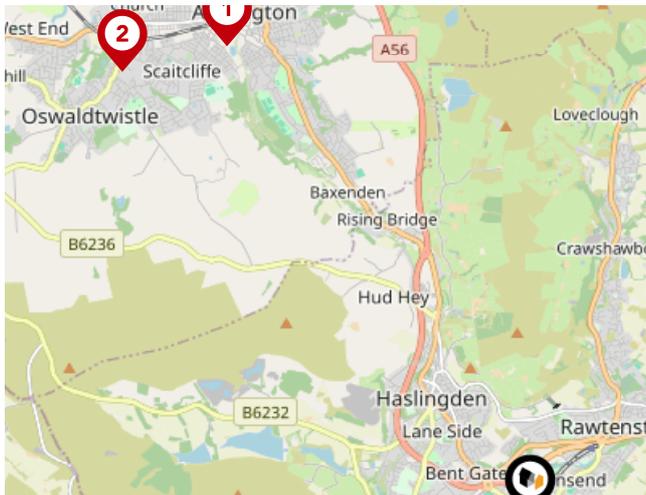
		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>All Saints' Roman Catholic High School, a Voluntary Academy</b> Ofsted Rating: Requires improvement   Pupils: 492   Distance:0.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Tor View School</b> Ofsted Rating: Outstanding   Pupils: 260   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Valley College</b> Ofsted Rating: Requires improvement   Pupils:0   Distance:0.36	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Rawtenhall Cribden House Community Special School</b> Ofsted Rating: Outstanding   Pupils: 92   Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Belmont School</b> Ofsted Rating: Good   Pupils: 147   Distance:0.39	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Rawtenhall Balladen Community Primary School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Haslingden Broadway Primary School</b> Ofsted Rating: Outstanding   Pupils: 209   Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Haslingden High School and Sixth Form</b> Ofsted Rating: Good   Pupils: 1534   Distance:0.7	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	<b>St Mary's Roman Catholic Primary School, Haslingden</b> Ofsted Rating: Outstanding   Pupils: 139   Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St James-the-Less Roman Catholic Primary School, Rawtenstall</b> Ofsted Rating: Good   Pupils: 209   Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hillside Nursery School</b> Ofsted Rating: Good   Pupils: 48   Distance:0.95	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Veronica's Roman Catholic Primary School, Helmshore</b> Ofsted Rating: Good   Pupils: 150   Distance:0.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Mary's CofE Primary School Rawtenstall</b> Ofsted Rating: Good   Pupils: 188   Distance:0.97	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslingden Primary School</b> Ofsted Rating: Good   Pupils: 391   Distance:0.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Helmshore Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:1.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslingden St James Church of England Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

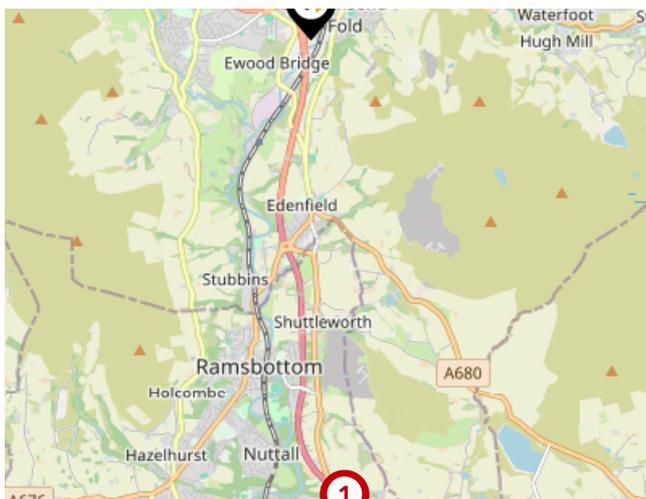
# Area

## Transport (National)



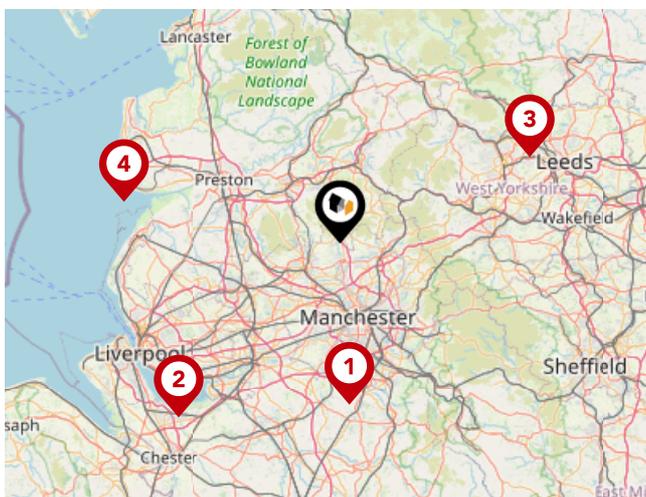
### National Rail Stations

Pin	Name	Distance
1	Accrington Rail Station	4.91 miles
2	Church & Oswaldtwistle Rail Station	5.29 miles
3	Entwistle Rail Station	5.22 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M66 J1	4.34 miles
2	M65 J9	6.26 miles
3	M65 J8	6.15 miles
4	M65 J10	6.86 miles
5	M66 J2	7.17 miles

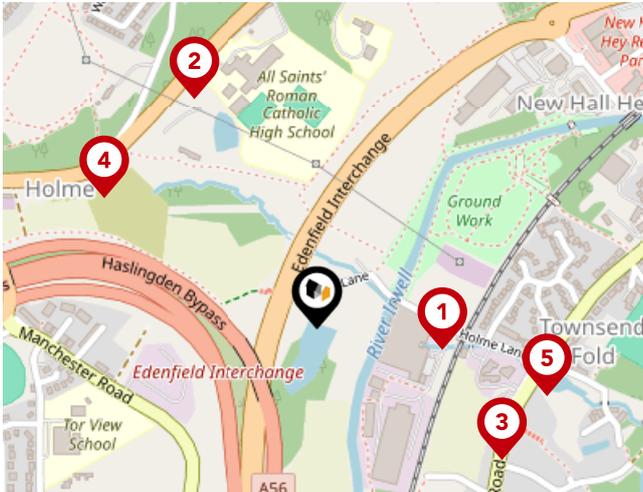


### Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	22.94 miles
2	Speke	33.45 miles
3	Leeds Bradford Airport	29 miles
4	Highfield	30.71 miles

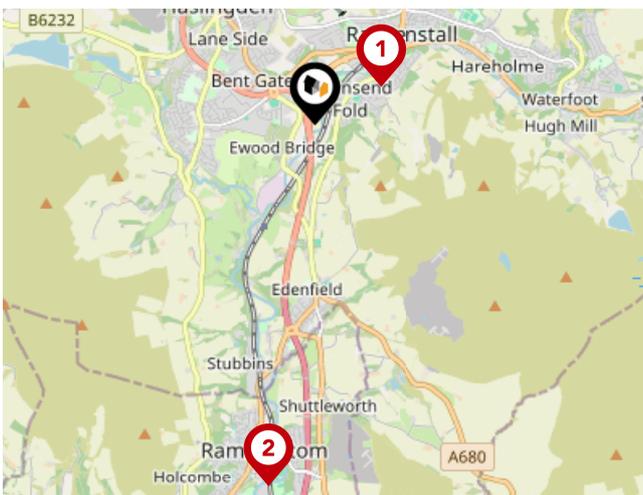
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	East Lancs Railway	0.14 miles
2	All Saints RCHS	0.29 miles
3	Whitcuff Inn	0.25 miles
4	Langwood	0.27 miles
5	Lower Clowes Rd	0.26 miles



### Local Connections

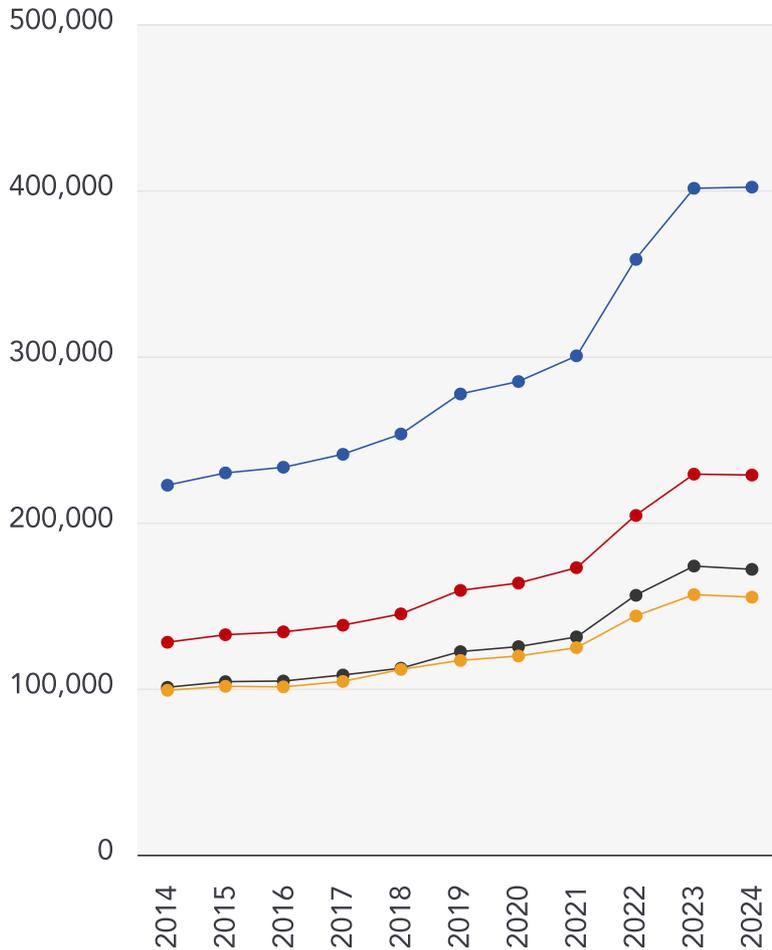
Pin	Name	Distance
1	Rawtenstall (East Lancashire Railway)	0.67 miles
2	Ramsbottom (East Lancashire Railway)	3.2 miles
3	Bury Bolton Street (East Lancashire Railway)	6.93 miles

# Market

## House Price Statistics



### 10 Year History of Average House Prices by Property Type in BB4



Detached

**+80.69%**

Semi-Detached

**+78.75%**

Terraced

**+70.49%**

Flat

**+56.65%**



## Brooke Steel Estates

---

Our estate agency fees are also transparent, competitive and fair. We appreciate how stressful selling or letting a property can be, so whether you have a rental property or need to sell your own home, we offer all the advice that you need about the process and how to make the most of your property or investment.

You'll Love Our Policy

No Sale, No Fee – only payable on Completion.

No Let, No Let Fee – only payable on Move in.

### Testimonial 1



I had a great experience with Brooke Steel as a purchaser of a property they were managing. Bella is friendly, open and very communicative, I always felt in the loop throughout the process. I really appreciated her support in keeping things moving and getting it across the line. Would definitely recommend Bella and the team :)

### Testimonial 2



Brook Steel Estates went above and beyond, securing the sale of our home. We had such a difficult, challenging experience with Solicitors but Bella and BrookSteel were always there! The drive, passion and determination to get the sale over the finish line was nothing short of outstanding! Thank you from the bottom of our hearts and our wonderful new home! Definitely a recommendation from us!

### Testimonial 3



We were first time home buyers, so we were a bit nervous, but Bella helped us by being very responsive and alleviated some of that anxiety. Thank you so much for a great service! And also great guidance throughout the process.

### Testimonial 4



We bought a house sold by Brooke Steel Estates and are really grateful for all the support we got from Bella and the team. We had many difficulties during our sale, with buyers pulling our and solicitors not responding in a timely fashion. Fortunately, Brooke Steel really went above and beyond to keep the chain moving, communicating between us and the sellers clearly all the way and being proactive in getting the transaction sorted.



/BrookeSteelEstates



/brookesteelestates/



/company/brooke-steel-estates/

# Brooke Steel Estates

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### Contains public sector information licensed under the Open Government License v3.0

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



#### Brooke Steel Estates

4 Market Street, Edenfield, BL0 0JN

01706 940 335

[bella@brookesteel.co.uk](mailto:bella@brookesteel.co.uk)

[www.brookesteel.co.uk](http://www.brookesteel.co.uk)

