



## 2 bed terraced house to buy in

George Street, Oswaldtwistle, Accrington,  
Lancashire, BB5 0ET

**£55,000** Starting Bid

 x 2  x 1  x 2

Tenure

**Leasehold**

## Property features

- ✓ Terraced
- ✓ 2 Beds 2 Receptions
- ✓ 1 Bathroom
- ✓ On Street Parking
- ✓ EPC Rating C

On Street parking

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Arrange a viewing

Abigail Hall  
Branch Manager  
North West Auction

0191 7371 168  
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55000

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £55,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

The property is located in a quiet cul-de-sac with a garden forecourt. The property consists of two bedrooms, spacious lounge, dining room and extended kitchen. It also benefits from double glazing and a rear yard.

As per The Estate Agents Act 1979, we must advise any prospective purchaser that the seller of this property is a connected person to Sycamore Property

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 833

Price: Starting Bid £55,000

Property Type: Terraced House

Parking: On Street

Year built: 1905

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

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire



| Energy Efficiency Rating                    |         |                                                                                                               |
|---------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                     |
| Very energy efficient - lower running costs |         |                                                                                                               |
| (92-100) <b>A</b>                           |         |                                                                                                               |
| (81-91) <b>B</b>                            |         | 87                                                                                                            |
| (69-80) <b>C</b>                            | 72      |                                                                                                               |
| (55-68) <b>D</b>                            |         |                                                                                                               |
| (39-54) <b>E</b>                            |         |                                                                                                               |
| (21-38) <b>F</b>                            |         |                                                                                                               |
| (1-20) <b>G</b>                             |         |                                                                                                               |
| Not energy efficient - higher running costs |         |                                                                                                               |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC  |

George Street, Oswaldtwistle, Accrington, Lancashire, BB5 0ET

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

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