

**Auction**

2 bed terraced house to buy in

Haydock Street & Land On The North Side,
Roe Lee, Blackburn, Lancashire, BB1 9AE

£89,950

 Starting Bid

 x2  x1  x1

Tenure

Freehold

Allocated parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ STUNNING MID TERRACED
- ✓ TWO DOUBLE BEDROOMS
- ✓ BEAUTIFUL FULLY FITTED KITCHEN
- ✓ EPC Rating D

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water

Arrange a viewing

Abigail Hall
Branch Manager
North West Auction

0191 7371 168
northwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

• STUNNING TWO DOUBLE BEDROOM TERRACED COTTAGE IN ROE LEE* Presented to the market in immaculate condition throughout, making a beautiful first time buy.

The condition and presentation of this cosy terraced property is a credit to the current owners. With flawless attention to detail, the property boasts tasteful decor throughout and generous room sizes making it ideal for first time buyers. The property is also on water rates not a water meter.

The property briefly comprises of two bedrooms, a lounge, a bathroom, a separate kitchen and gardens to the front and rear. The property is also close to local amenities.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £89,950

Property Type: Terraced House

Parking: Allocated

Year built: 1860

Construction materials: Brick and block

Risk of floods and or erosion: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Public rights of way: Yes

Restrictions: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Living Room

4.35m x 4.0m

Kitchen

3.8m x 3.7m

Bedroom 1

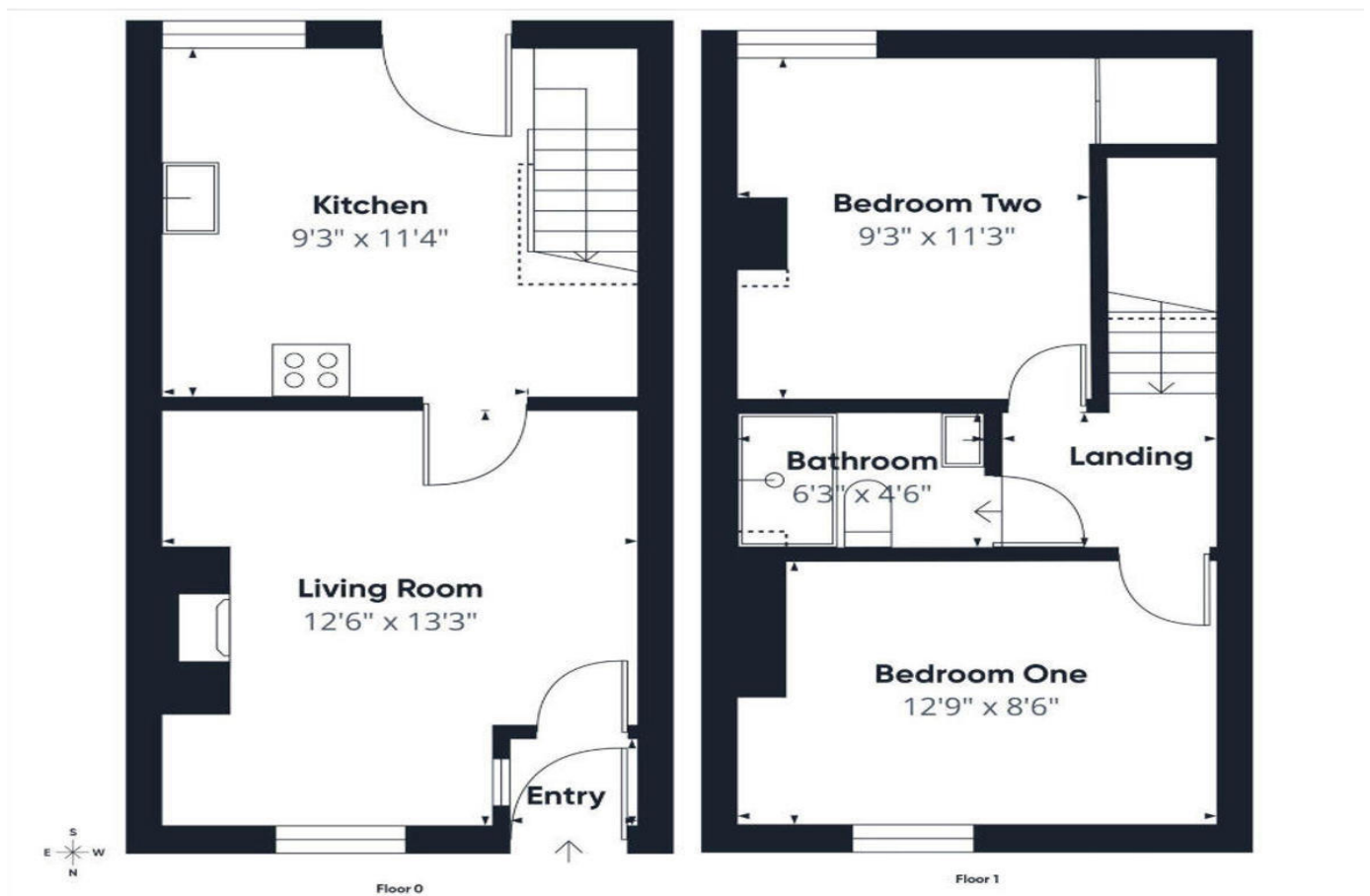
3.5m x 3.0m

Bedroom 2

4.0m x 2.65m

Bathroom

2m x 1.4m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Haydock Street & Land On The North Side, Roe Lee, Blackburn, Lancashire, BB1 9AE

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

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 7371 168,
northwest@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

