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5 - 7 MILTON STREET  
Bury, BL0 9HA  
Auction Guide £175,000



# 5 - 7 MILTON STREET

## Property at a glance

- FREEHOLD PROPERTY
- GUIDE PRICE £175,000 - £200,000
- 3 BEDS + LOFT (WITH FIXED STAIRCASE), 2 BATHROOMS & D.W.C.
- FORMERLY TWO SEMI DETACHED COTTAGES
- JUST OFF TANNERS STREET AT THE BASE OF HOLCOMBE HILL
- IDEAL DEVELOPMENT PROJECT

For sale via Pearson Ferrier Auctions starting Tuesday 13th May, bidding will be on the Pearson Ferrier website and you can register to bid now. A Freehold property in an elevated position above Ramsbottom at the base of Holcombe Hill. The property was previously two semi detached cottages, but has been turned in to one property. It comprises three bedrooms, a loft room (with fixed staircase), two bathrooms, lounge, dining room, kitchen, D.W.C./Utility and hallway. Externally there is a small yard area to the side. The property is ideal for a renovation project and could be changed back in to two houses or refurbished as one large family home, subject to the usual consents & planning (enquiries directed to Bury MBC). Internally the property is split level offering a quirky feel and has many original features. It is located just off Tanners Street, a short walk from Ramsbottom centre with a good selection of shops and bars, as well as a stop for the East Lancashire Steam Railway. There are storage units which are underneath the property and accessed from the rear, these are not owned by the property. Guide Price £175,000 - £200,000. Buyers are advised to check the legal pack before bidding, this will be available on the Pearson Ferrier website via the bidding window on the property when available. Any changes to the details will be updated on the Pearson Ferrier website before the auction.









GROUND FLOOR  
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.

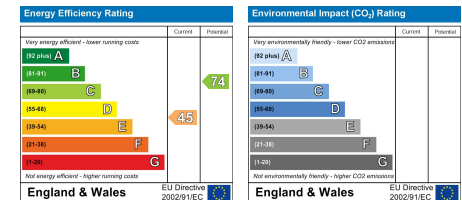


2ND FLOOR  
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA: 1438 sq.ft. (133.6 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.  
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