



33 DALE STREET
Bury, BL0 0NF
Auction Guide £120,000

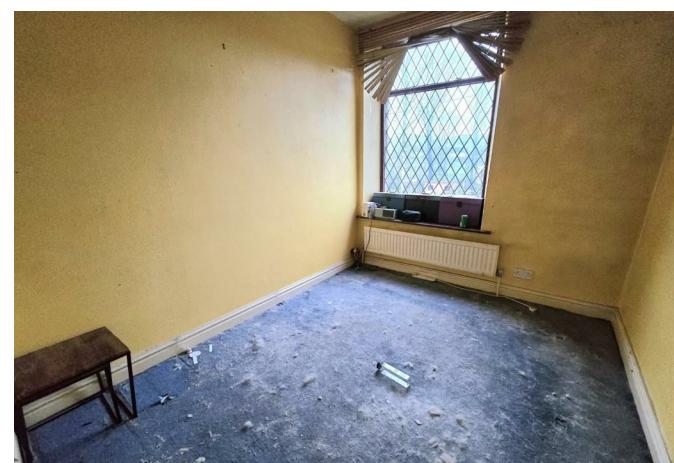
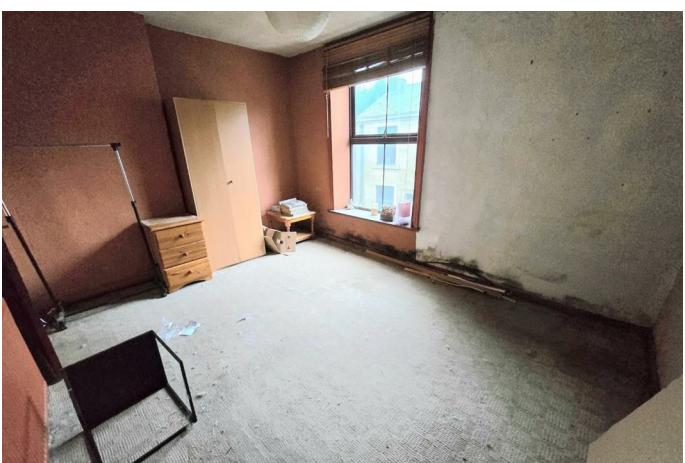
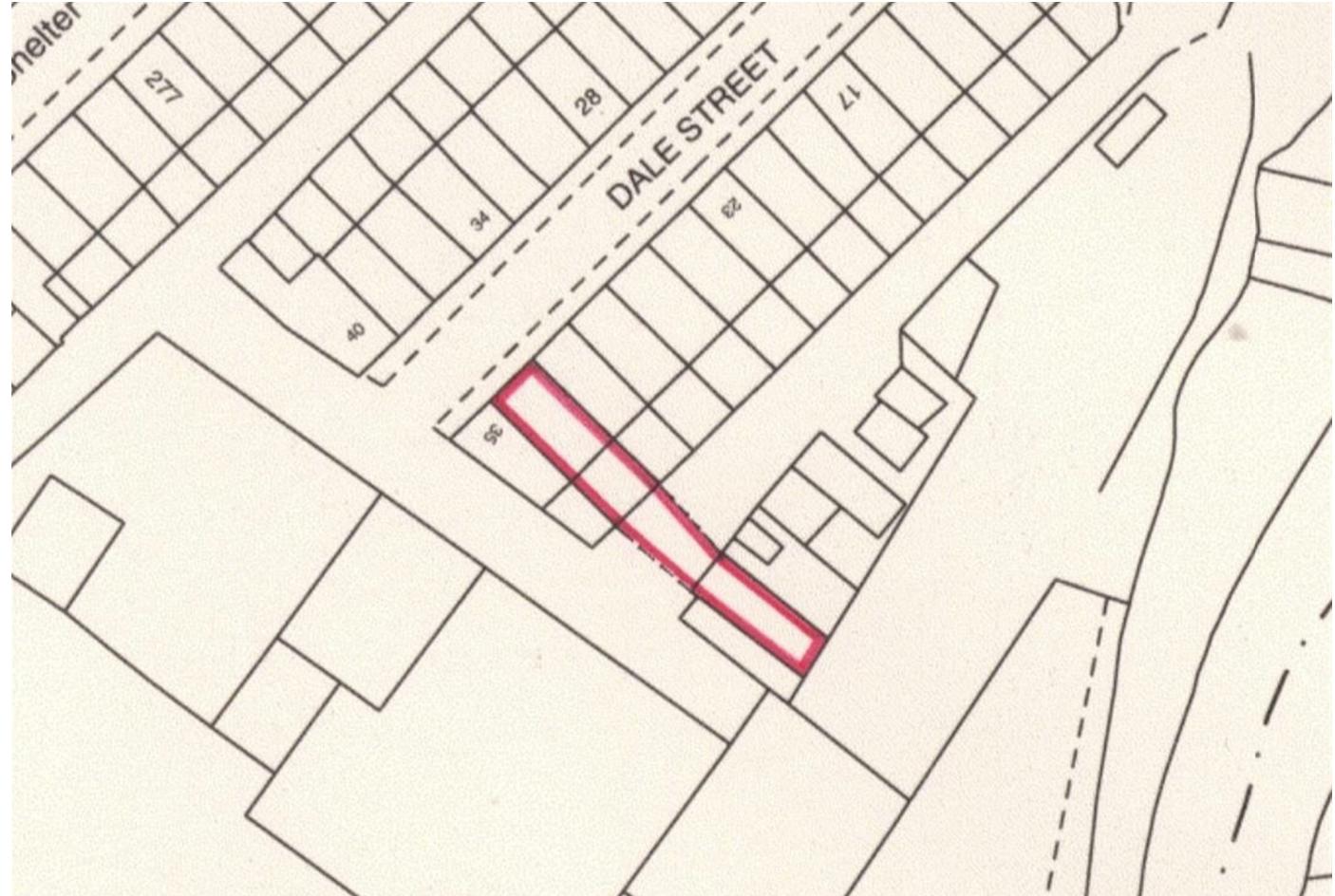
33 DALE STREET

Property at a glance

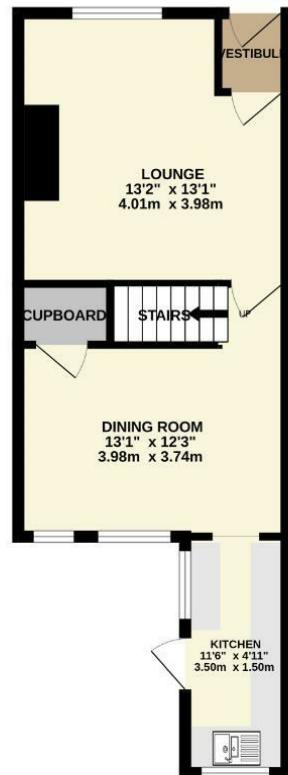
- EXTENDED FREEHOLD TERRACED HOME
- LARGE GARAGE TO THE REAR
- 2 BEDROOMS & 2 RECEPTION ROOMS
- WELL PLACED FOR TRANSPORT LINKS & RAMSBOTTOM CENTRE

For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. An extended Freehold terraced property with a large garage to the rear. The property is located in Stubbins with good access to Ramsbottom centre and transport links. The property would be of interest to renovators, buy to let investors, or someone looking for a property to refurbish and live in. The property comprises two bedrooms, bathroom, lounge, dining room, kitchen and vestibule. There is a yard area to the rear as well as another plot housing an oversized garage. The property is both gas central heated and double glazed. For viewings, please contact Pearson Ferrier on 0161 764 4440. 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
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.5 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 warranty is given for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A	88	
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		56	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(70-80) C			
(55-69) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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