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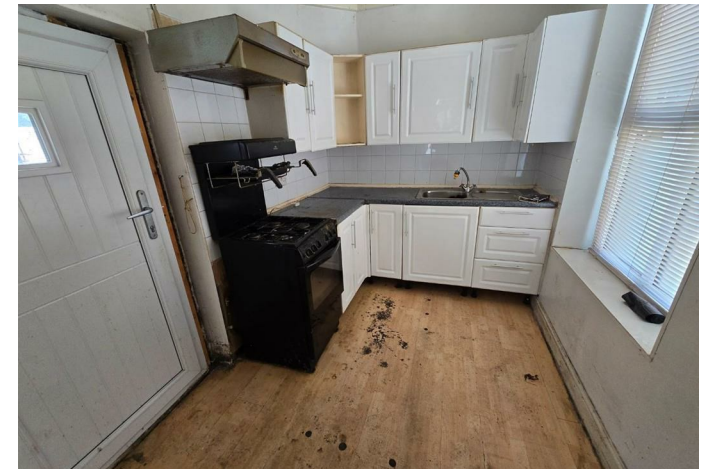
43 BLACKBURN ROAD  
Bolton, BL7 0BA  
Auction Guide £185,000

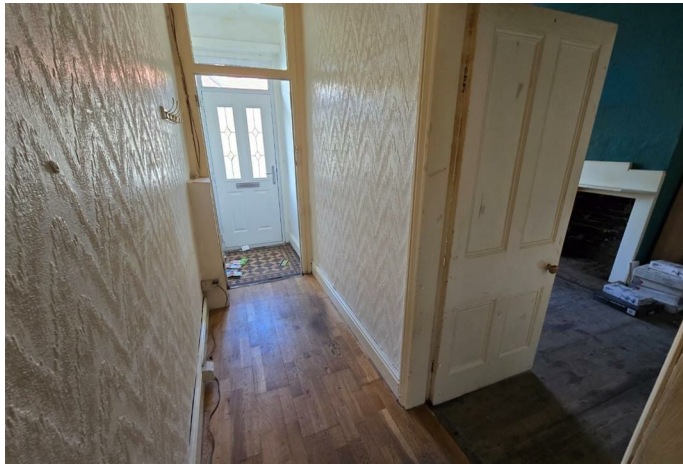
# 43 BLACKBURN ROAD

## Property at a glance

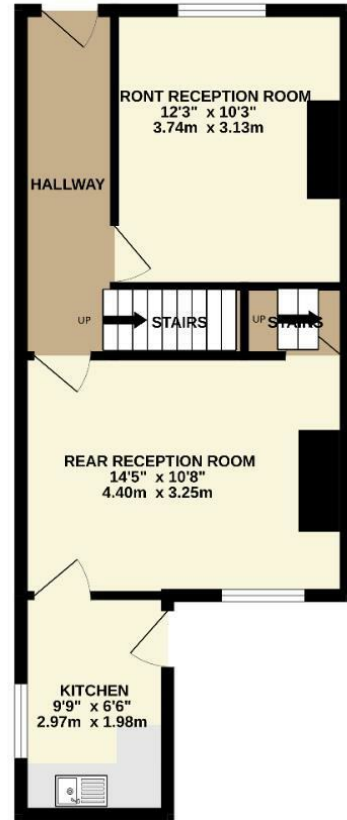
- FREEHOLD THREE STOREY TERRACE
- THREE BEDROOMS
- IDEAL RENOVATION PROJECT
- LOCATED IN EDGWORTH

For sale via Pearson Ferrier Auctions starting Tuesday 14th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A spacious Freehold three storey, three bedroom terraced home located in the popular village of Edgworth. The property is an ideal opportunity for someone looking for a refurbishment project. The property is set over three floors and comprises three bedrooms, lounge, dining room, kitchen, hallway, shower room and three rooms to the lower ground floor with access out to the rear ideal for converting to additional living spaces. It is located in the semi rural village of Edgworth close to an abundance of countryside walks, local shops, Wayoh Reservoir, Edgworth Cricket Club and Turton F.C.. 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  
424 sq. ft. (39.4 sq.m.) approx.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A				(B2 plus) A			
(81-91) B				(B1-91) B			
(69-80) C				(D4-60) C			
(55-68) D				(D3-50) D			
(49-54) E				(D2-40) E			
(39-48) F				(D1-30) F			
(1-38) G				(E1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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