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50 NUTTALL LANE
Bury, BL0 9JP
Auction Guide £95,000

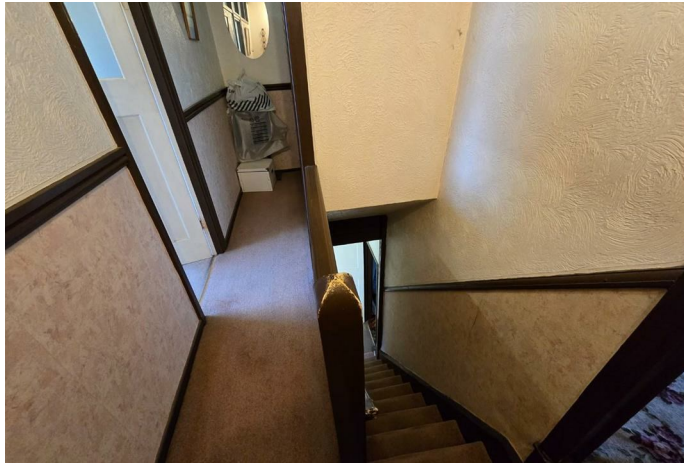
50 NUTTALL LANE

Property at a glance

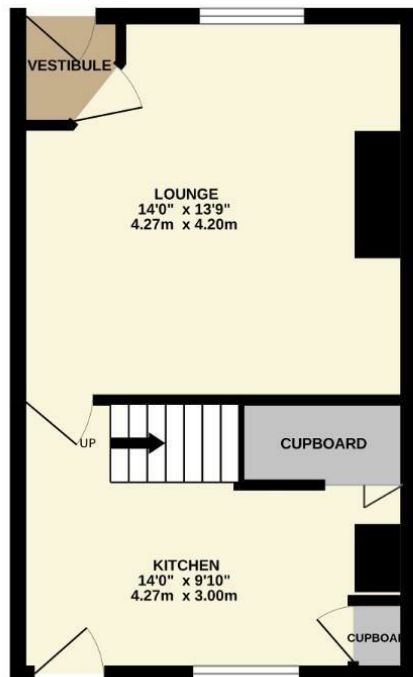
- MID STONE TERRACED PROPERTY
- WALKING DISTANCE TO RAMSBOTTOM CENTRE
- IDEAL RENOVATION PROJECT
- CURRENTLY 1 BEDROOM WITH POTENTIAL TO CONVERT TO 2

For sale via Pearson Ferrier Auctions starting Tuesday 28th October, bidding will be on the Pearson Ferrier website and you can register to bid now. A stone terraced property located close to Ramsbottom centre. The property currently has one bedroom, but offers the potential with reconfiguration to make two bedrooms. The accommodation comprises one bedroom, bathroom, lounge, kitchen and vestibule. Externally there is a garden to the front and a yard to the rear. Th property does need work, but would make an ideal renovation project. 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.

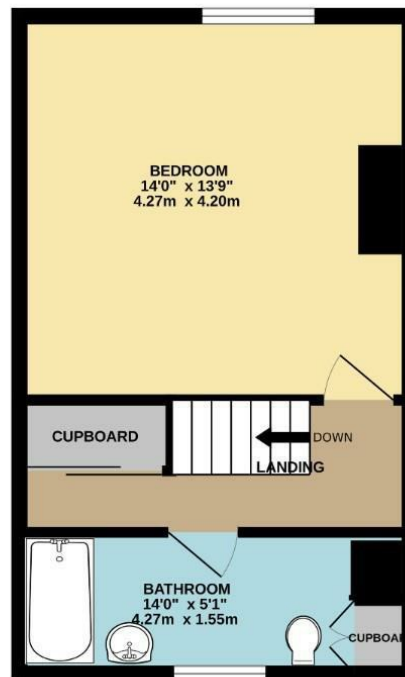




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 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 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92 plus A			
81-91 B			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 G			
Not energy efficient - higher running costs			
England & Wales		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			
69-80 C			
55-68 D			
49-54 E			
41-48 F			
31-40 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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