



20 MILTON STREET
Accrington, BB5 3LZ
Auction Guide £75,000

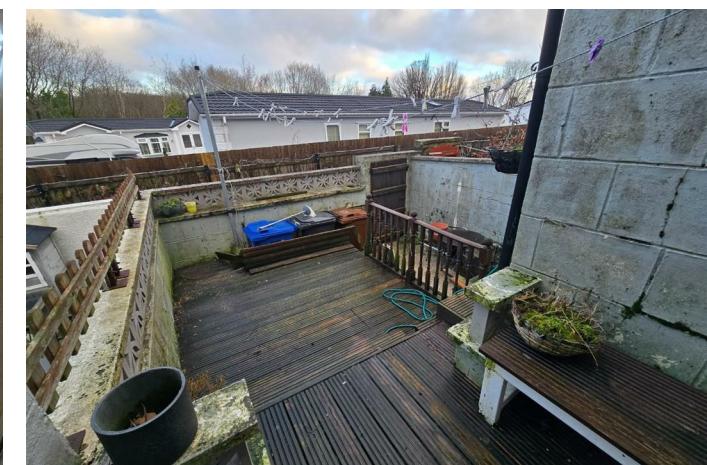
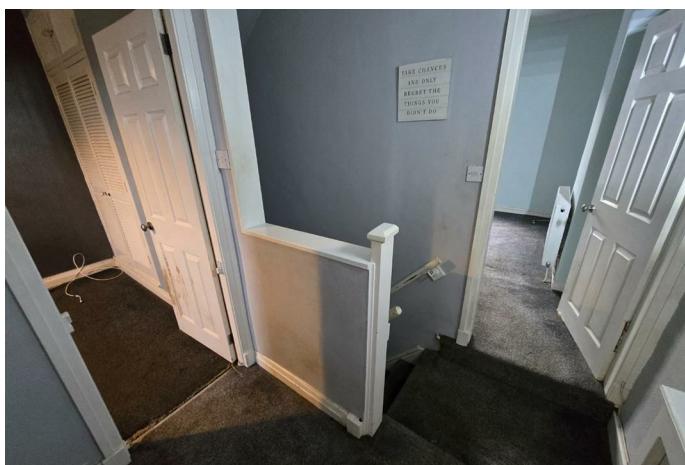
20 MILTON STREET

Property at a glance

- A TWO DOUBLE BEDROOM FREEHOLD PROPERTY
- TWO RECEPTION ROOMS
- GUIDE PRICE £75,000 - £85,000
- LOCATED CLOSE TO OSWALDTWISTLE CENTRE

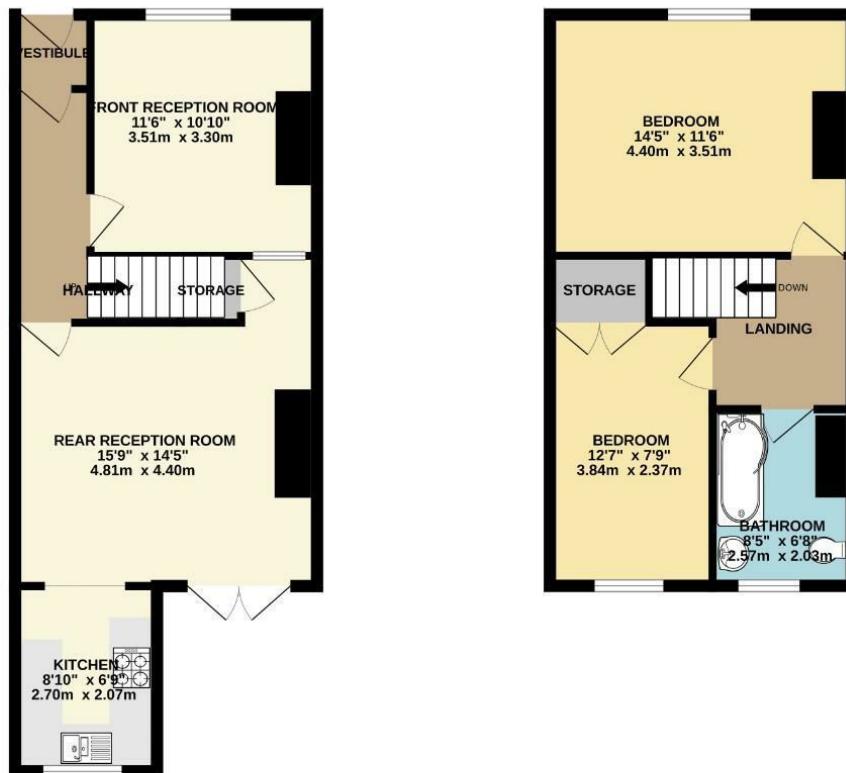
For sale via Pearson Ferrier Auctions starting Tuesday 10th February, bidding will be on the Pearson Ferrier website and you can register to bid now. A Freehold terraced property with two double bedrooms and two reception rooms. The property would make an ideal family home or buy to let and comprises two double bedrooms, bathroom, lounge, dining room, kitchen, hallway and vestibule entrance. The property is located a short walk from Oswaldtwistle centre and backs on to Foxhill Bank Nature Reserve. It is well placed for connecting to the North West motorway network and Church and Oswaldtwistle train station is a short walk away. Guide Price £75,000 - £85,000. 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
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA - 820 sq.ft. (76.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floor plan 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 equipment shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
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All statements contained in these particulars are for indicative purposes only and are made without responsibility on the part of Pearson Ferrier and the vendors of this property and are not to be relied on as statements or representations of fact. Potential purchasers should satisfy themselves by inspection or otherwise as to the accuracy of such details contained in these particulars.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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