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61 TOWNSEND STREET
Rossendale, BB4 5DF
Auction Guide £70,000

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Property at a glance

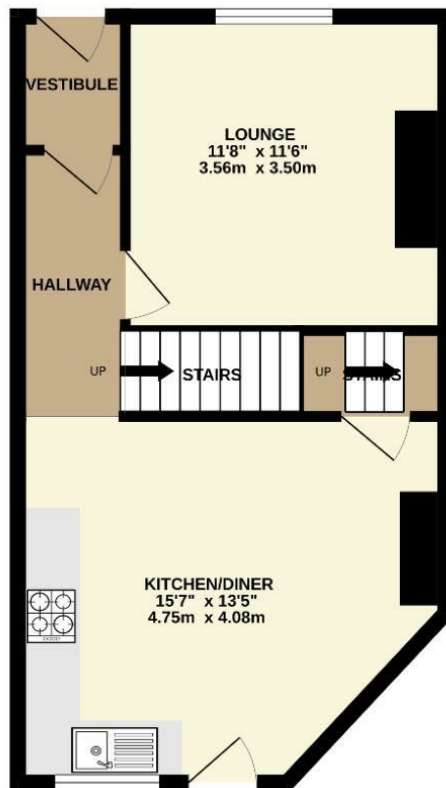
- SPACIOUS 2 BEDROOM END TERRACED PROPERTY
- OPEN VIEWS TO THE REAR
- A QUIET LOCATION CLOSE TO HASLINGDEN CENTRE
- IDEAL RENOVATION PROJECT
- LAND TO THE SIDE WITH POTENTIAL TO EXTEND SUBJECT TO THE USUAL CONSENTS

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 two bedroom end terraced property located in Haslingden with open views to the rear and land to the side offering the possibility to extend subject to the usual consents. The property is located next to St Marys football club and comprises two bedrooms, four piece bathroom, lounge, kitchen/diner, hallway and vestibule. Externally there is a garden area to the rear with open views and a garden area to the side. Viewing is essential to appreciate the location and potential on offer. 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
405 sq. ft. (37.6 sq.m.) approx.



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
102 plus	A			102 plus	A		
81-101	B			81-101	B		
62-80	C			62-80	C		
45-61	D			45-61	D		
29-44	E			29-44	E		
13-28	F			13-28	F		
1-12	G			1-12	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

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