



pearson
ferrier®



96 & 96A MANCHESTER ROAD
Rossendale, BB4 6NP
Auction Guide £100,000

96 & 96A MANCHESTER ROAD

Property at a glance

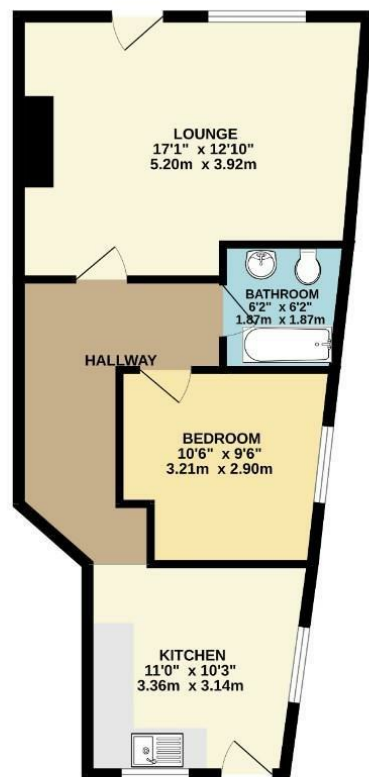
- SPACIOUS FREEHOLD STONE PROPERTY COMPRISING TWO FLATS
- EACH FLAT HAS A SEPARATE EXTERNAL ENTRANCE
- LOCATED CLOSE TO HASLINGDEN CENTRE
- IDEAL BUY TO LET INVESTMENT
- GUIDE PRICE £100,000 - £120,000

For sale via Pearson Ferrier Auctions starting Tuesday 9th December, bidding will be on the Pearson Ferrier website and you can register to bid now. A spacious (over 1,000 SQ FT) property which is set up as two self contained flats, each with separate entrances. The property is located close to Haslingden centre with a good selection of local amenities and transport links to the North West motorway network. Each flat has a lounge, bedroom, bathroom and kitchen/diner. The property would make an ideal buy to let investment and does also offer the potential to convert to a large family home subject to the usual consents. Guide Price £100,000 - £120,000. 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.

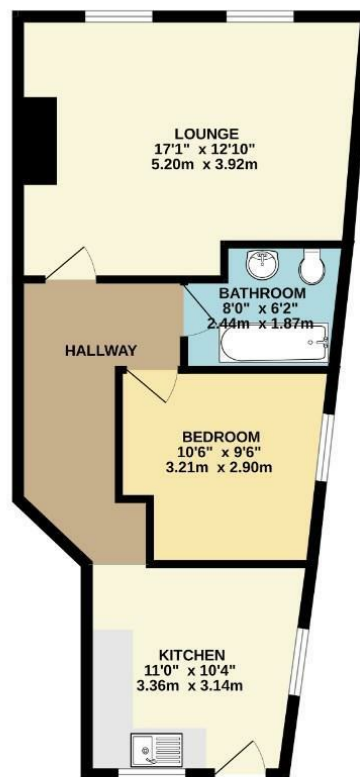




96 FLAT GROUND FLOOR
519 sq.ft. (48.2 sq.m.) approx.



96A FLAT FIRST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1037 sq.ft. (96.4 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.
Made with Metropix v2.0.5

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			
39-48 F			
31-38 G			
1-30 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			
39-48 F			
31-38 G			
1-30 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Bury Office
435/7 Walmersley Road, Bury, Lancashire, BL9 5EU
Telephone: 0161 764 4440
Fax: #
Email: bury@pearsonferrier.co.uk

www.pearsonferrier.co.uk



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.