

Residential

546 Market Street, Britannia, Bacup, Lancashire OL13 9SL

***GUIDE PRICE**

£100,000 + (plus fees)

A Three Bedroomed Semi Detached House

This property offers high quality accommodation over three floors and is perfectly placed for access to Bacup, Whitworth and Rochdale centres. Briefly comprise, Vestibule, Lounge, Kitchen/Diner, Study, Three Bedrooms one being en-suite and Bathroom. Benefits from Gas Central Heating and Double Glazing. To the rear is a patio garden and to the side is off road parking. The property has been affected by structural movement, however, see legal pack for copies of two structural engineers reports confirming that the movement is long standing with no evidence of recent movement having taken place.

Description

Ground Floor: Entrance Vestibule, Lounge, Kitchen/Diner

First Floor: Landing, Bedroom One, Bedroom Two, Bathroom

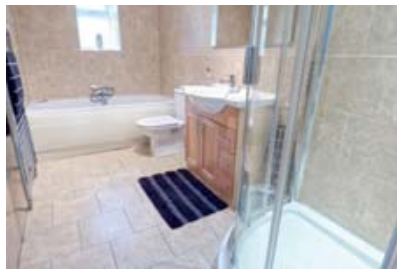
Second Floor: Landing, Bedroom Three with En-Suite, Study

Outside: There is a patio garden to the rear and off road parking to the side.

Additional Fees

Administration Charge: Purchasers will be required to pay an administration fee of 0.9% inc VAT, subject to a minimum of £1080 inc VAT

Disbursements: Please see legal pack for any disbursements that may become payable by the purchaser on completion.



Tenure: See legal pack

Local Authority: Lancashire County Council

Energy Performance Rating (EPC): Current Rating C