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10 HIGHER BLACKTHORN
Bacup, OL13 8DQ
Auction Guide £125,000

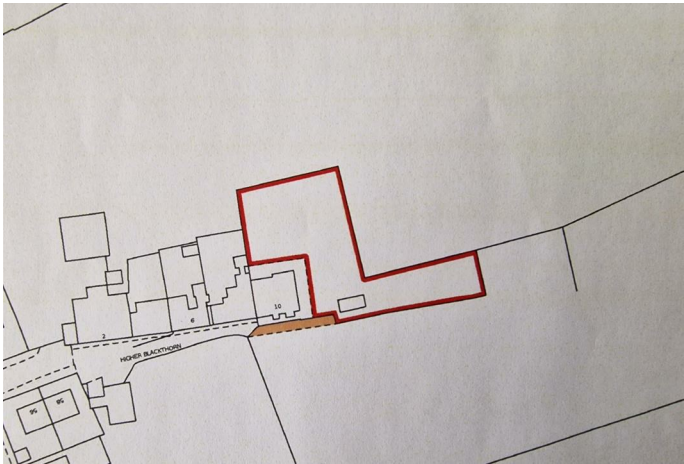
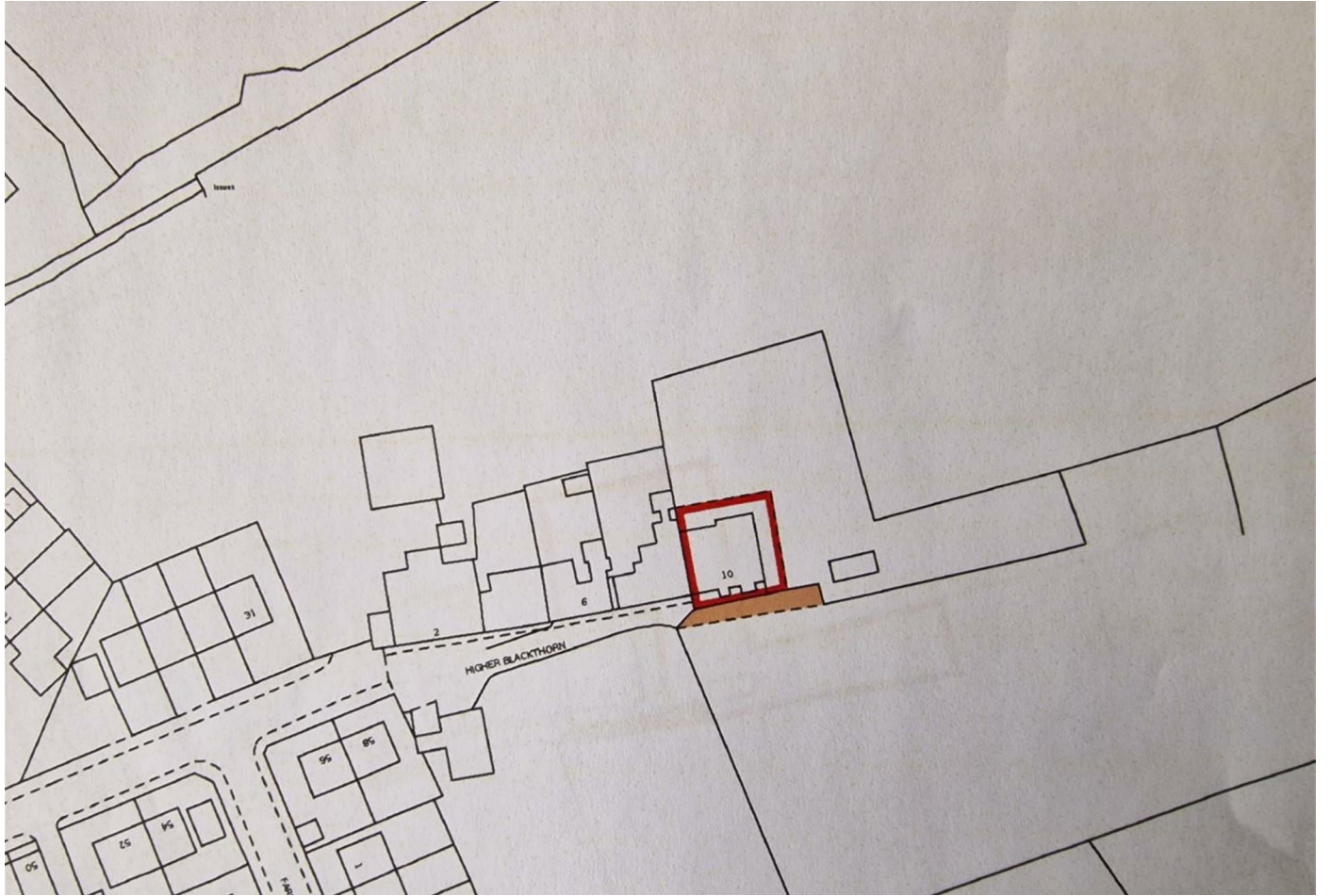
10 HIGHER BLACKTHORN

Property at a glance

- DOUBLE FRONTED FOUR BEDROOM COTTAGE
- GUIDE PRICE £125,000 - £150,000
- GARDENS TO THREE SIDES
- RENOVATION PROJECT
- OPEN VIEWS TO FRONT, SIDE AND REAR
- VIEWING ESSENTIAL

For sale via Pearson Ferrier Auctions starting Tuesday 9th July, bidding will be on the Pearson Ferrier website and you can register to bid now. A double fronted Freehold four bedroom, cottage style property with gardens to front side and rear, with open views to the front, side and rear. The property does need work, but has a spacious interior (approx. 1,600 SQ FT) and comprises four bedrooms, bathroom, W.C., landing, lounge, dining room, kitchen, utility room, downstairs W.C., walk in pantry, hallway and a coal shed. The property has surrounding gardens, with a garage and outstanding countryside views. The property has been in the same family for a large number of years and just needs the right buyer to bring it back to its former glory. Once renovation work is completed on the property it would be an outstanding family home, buy to let, or could suit other uses subject to the usual consents. The property sits in a semi rural location to the North of Bacup centre. For viewings contact Pearson Ferrier on 0161 764 4440. Please note that the property does require work and buyers are advised to make their own enquiries as to suitability for lending purposes. Auction guide price £125,000 - £150,000. 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.

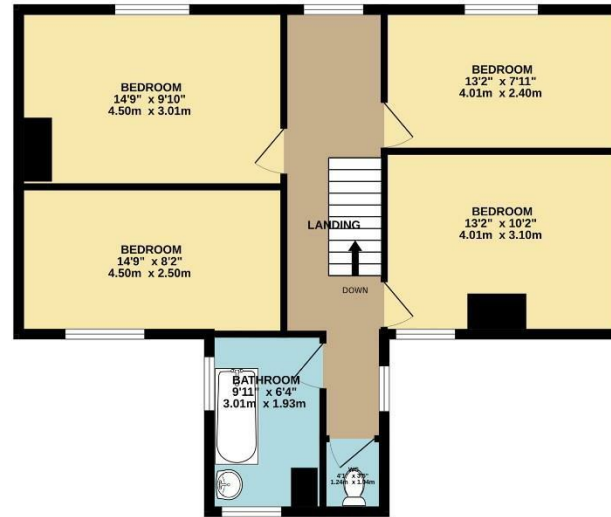




GROUND FLOOR
961 sq.ft. (89.3 sq.m.) approx.

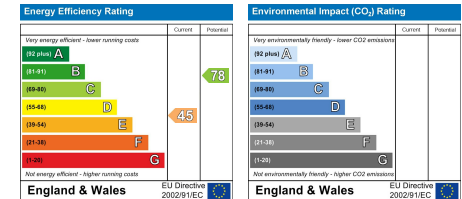


1ST FLOOR
686 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA : 1647 sq.ft. (153.1 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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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.