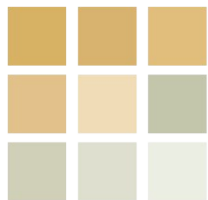




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27 CEDAR AVENUE
Rossendale, BB4 5NH
Auction Guide £70,000

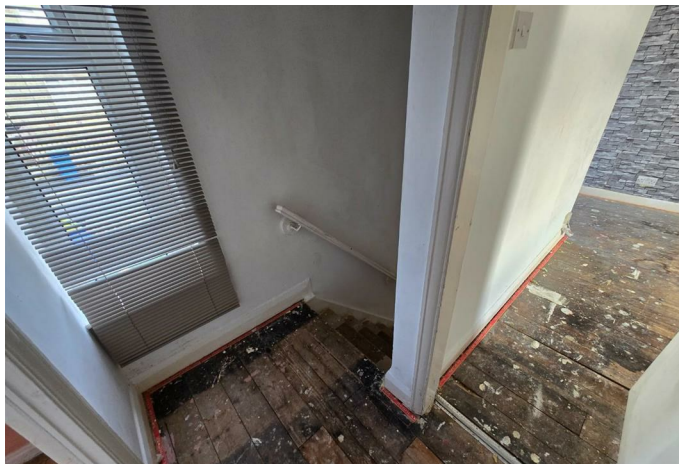
27 CEDAR AVENUE

Property at a glance

- FREEHOLD END TERRACED PROPERTY
- LOCATED ON A QUIET SIDE STREET IN HASLINGDEN
- GOOD TRANSPORT LINKS & LOCAL AMENITIES
- GARDENS TO FRONT AND REAR

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 end terraced property located on a quiet side street in Haslingden offering good transport links and good local amenities including shops and schools. The property would make an ideal family home or buy to let investment and comprises two bedrooms, bathroom, lounge, kitchen/diner, rear porch and a hallway. Externally there is a front and rear garden. Viewings can be booked via Pearson Ferrier auctions on 0161 764 4440. 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.

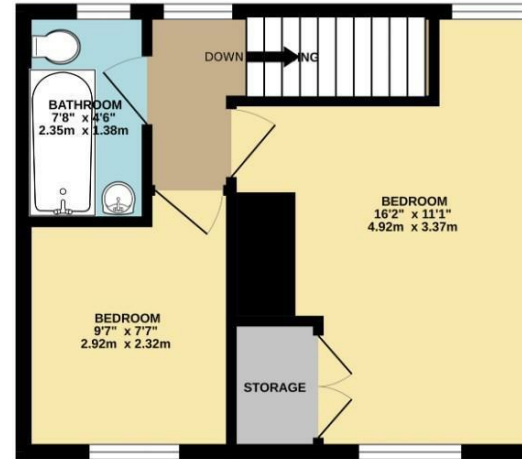




GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.

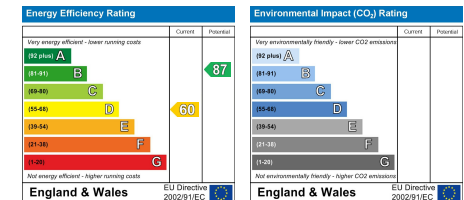


1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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Bury Office
435/7 Walmsley 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.