





## Dale Street, Milnrow

£89,950

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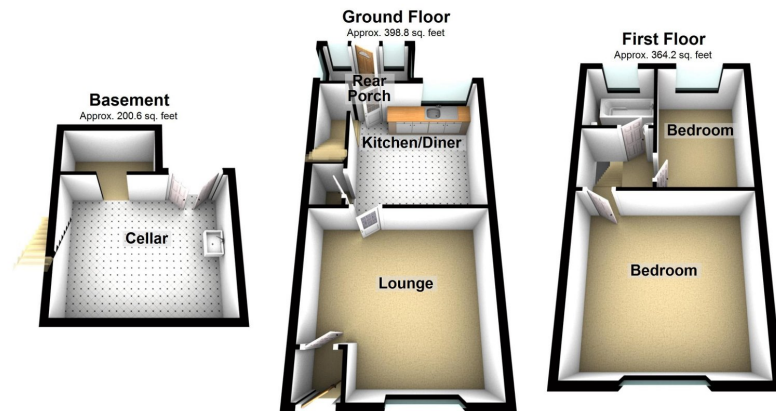


- Mid Terraced
- Two Bedrooms
- Ideal First Time Buyer or Buy To Let
- Central Village Location
- New Boiler in 2020
- EPC - D





Offered for sale with NO CHAIN therefore VACANT POSSESSION is this two bedroom mid terraced property right in the heart of Milnrow Village. The property is ideally suited to the first time buyer or buy to let investor (potential rent of between £650- £695 pcm) or even, (subject to an application for a change of usage) a shop. Internally the property comprises of entrance vestibule, lounge, kitchen diner (with stairs down to useful cellar with sink and doors to garden) and rear porch to the ground floor whilst to the first floor there are two bedrooms and a bathroom. The property is in need of a new bathroom and kitchen but has just been painted throughout and also benefits from having a brand new boiler in November 2020 and an Electrical Safety Report in April 2022.



Total area: approx. 963.5 sq. feet

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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