



12 Oozehead Lane, Blackburn, BB2 6NG

Auction Guide £70,000

- Investment Opportunity
- 2 spacious bedrooms
- Close to local amenities
- Viewing recommended
- 2 reception rooms
- Mid-terrace house
- Easy access to transport

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Investment Opportunity – Two Bedroom Property with Potential

An excellent investment opportunity, this two-bedroom property offers significant potential for refurbishment and reconfiguration. The accommodation currently comprises two reception rooms, providing scope to convert the layout into a three-bedroom property (subject to the necessary consents), making it ideal for investors or developers.

Externally, the property benefits from an enclosed rear yard. The home requires refurbishment throughout, allowing buyers to add value and tailor the finish to their own specifications.

The property is offered for sale by Modern Method of Auction, making it a fantastic opportunity for those seeking a project with strong future potential.

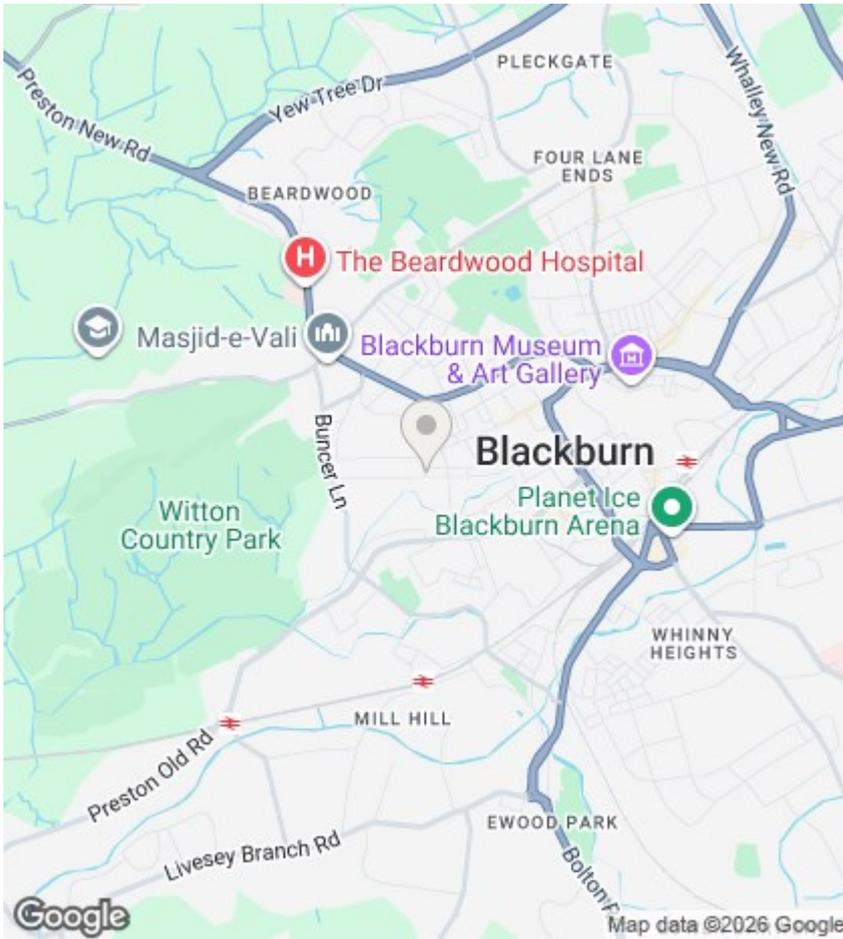
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of



Council Tax Band: A







Directions

Viewings

Viewings by arrangement only. Call 01254 449034 to make an appointment.

EPC Rating:

D

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 66 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

