



12 Moss Lane, Oswaldtwistle, BB1 2DX

Auction Guide £80,000

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Nestled on the charming Moss Lane in Oswaldtwistle, this delightful two-bedroom house presents a wonderful opportunity for those looking to create their dream home. With one reception room, the property offers a cosy space that can be tailored to your personal taste and style.

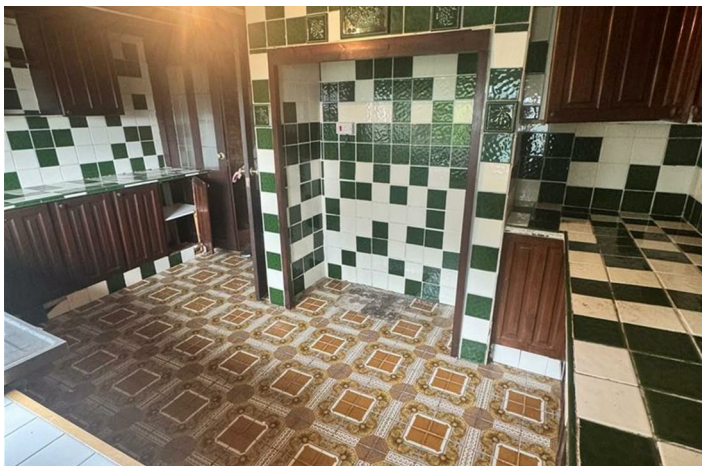
The house, while in need of renovation, is a blank canvas awaiting your creative vision. This is an ideal chance to put your own stamp on the property, transforming it into a comfortable and inviting space that reflects your unique personality. The absence of a chain means that you can move forward with your plans without delay, making this an attractive prospect for both first-time buyers and seasoned investors alike.

The two bedrooms provide ample accommodation, perfect for a small family or as a guest room and study. The single bathroom, though in need of modernisation, offers the potential for a refreshing update that can enhance the overall appeal of the home.

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 4.8% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service.



Council Tax Band: A





Directions

Viewings

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

EPC Rating:

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