



*Collins Street*  
Walshaw

**Miller Metcalfe**  
*Every step of the way*

# Collins Street

Walshaw

Terraced

 2

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EPC Rating - E

\*GARDEN FRONTED TERRACE PROPERTY\*

\*2 DOUBLE BEDROOMS\*

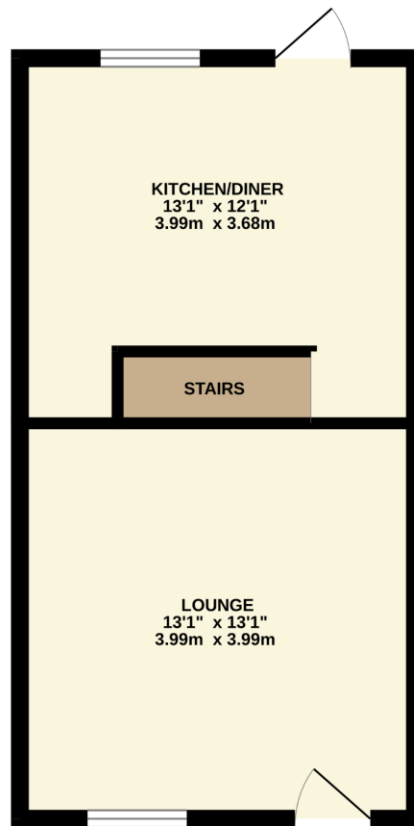
\*OPEN VIEWS TO THE FRONT AND REAR\*

Garden fronted terrace property that is offered for sale with no chain involved. The property would suit either buy to let purchaser or first time buyer. The deceptively spacious accommodation comprises : Lounge, Modern dining kitchen, 2 spacious double bedrooms, white bathroom suite. Enclosed yard to rear with open views to front and rear.

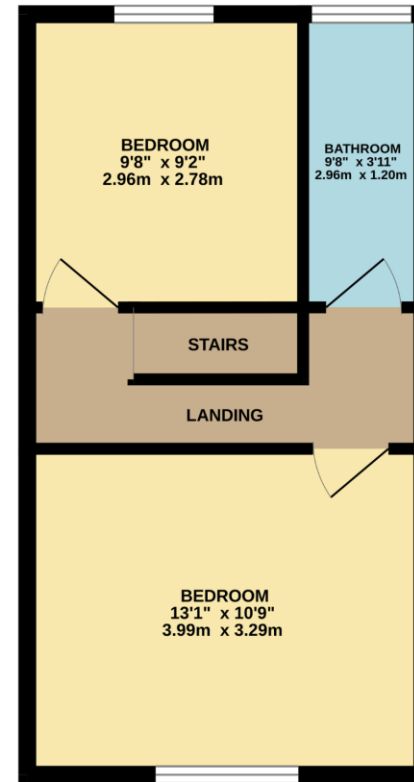


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GROUND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 658 sq.ft. (61.2 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

A fabulous estate agency. Very knowledgeable about the local area and got me a buyer in record time!

*Can't thank you all enough.*

Sally - Google ★★★★★

*Helped to sell our house within two weeks!*

Brilliant quality, great communication and very helpful!

Amy - Google ★★★★★

*Would highly recommend Miller Metcalfe.*

Exceptionally helpful staff, they couldn't have been more helpful and accommodating.

Lucy - Google ★★★★★



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