



Blackburn Road, Great Harwood, BB6 7DZ

£72,500

Located on Blackburn Road in Great Harwood, this mid-terrace house presents an excellent opportunity for property investors. Spanning an impressive 926 square feet, the property boasts two well-proportioned reception rooms, kitchen, two double bedrooms and three piece bathroom to the first floor.

This property is being sold with a long-term sitting tenant, who has resided here for over nine years, paying a monthly rent of £520. This arrangement offers a steady income stream for potential investors, making it a sound financial decision.

The price of the property is reflective of its current condition and the local market, ensuring that it presents a fair opportunity for buyers. With its convenient location and solid rental history, this mid-terrace house on Blackburn Road is a compelling option for those looking to invest in the Great Harwood area.

Call the office on 01254 691352 to arrange a viewing.

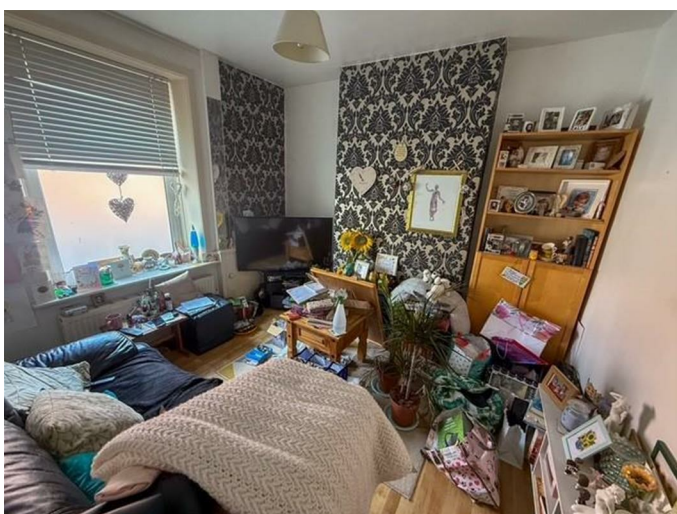
Kitchen 14'3" x 6'5" (4.35m x 1.98m)



Master Bedroom 13'11" x 10'9" (4.26m x 3.3m)



Reception Room One 10'11" x 10'2" (3.34m x 3.11m)



Bedroom Two 11'3" x 10'3" (3.44m x 3.14m)



Reception Room Two 13'0" x 14'0" (3.98m x 4.27m)

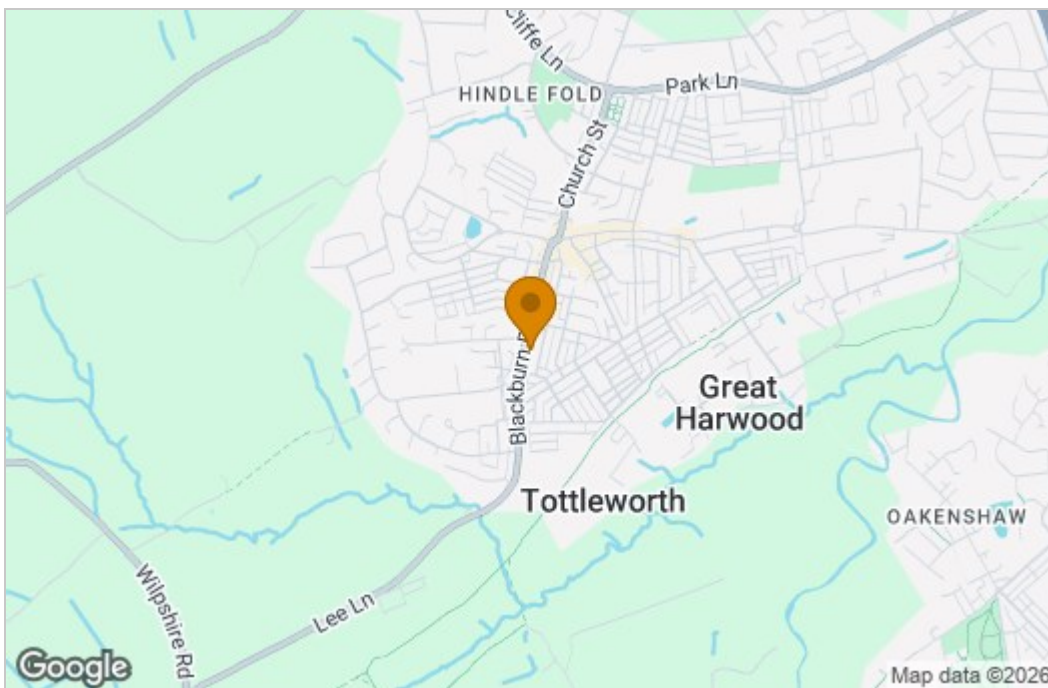


Bathroom 5'7" x 9'1" (1.72m x 2.78m)

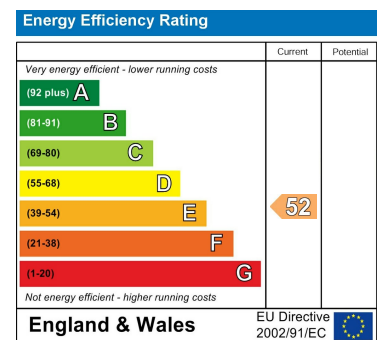


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, Lancashire, BB2 4HY

Tel: 01254 691352 Email: enquiries@duffinsestateagents.co.uk <https://www.duffinsestateagents.co.uk/>