



20 Kirby Road, Blackburn

Guide Price £60,000

An investment opportunity!! This mid terrace house is conveniently situated close to all local amenities and has easy access to Blackburn town centre. The accommodation has two bedrooms, a three piece bathroom, a large and fitted dining kitchen. It has gas central heating and double glazing. It is currently tenanted (since 2020 to the same tenant who wants to continue) at £400 per calendar month. Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.



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ACCOMODATION

LOUNGE

13' 9" x 10' 9" (4.19m x 3.28m) Radiator, PVC double glazed window

KITCHEN

13' 5" x 10' 9" (4.09m x 3.28m) Wall and floor units including drawers, built in oven, hob, stainless steel single drainer sink unit, radiator, PVC double glazed window

BEDROOM ONE

12' 9" x 10' 10" (3.89m x 3.3m) PVC double glazed window, radiator

BEDROOM TWO

16' 5" x 6' 1" (5m x 1.85m) PVC double glazed window, radiator

BATHROOM

Bath with shower over, wash basin, WC, heated towel rail

OUTSIDE

Enclosed yard

PLEASE NOTE

Auctioneers Comments:

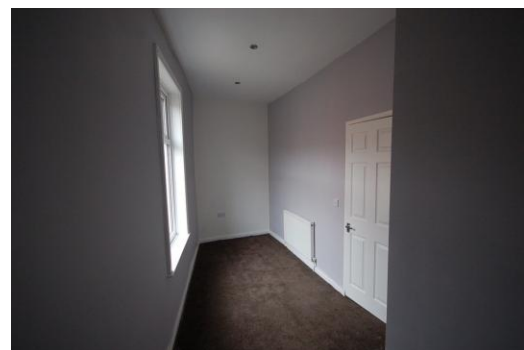
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		