

48 Queen Victoria Street, Blackburn

£60,000 Freehold

INVESTMENT OPPORTUNITY IN MILL HILL Located in the popular Mill Hill area, this two bedroom property presents an investment opportunity to carry out a full renovation. A potential rental income of £600 a month presents a tempting return for investors

Council Tax band: A

Tenure: Freehold



Internally, there are two good sized reception rooms and a kitchen on the ground floor presenting a great initial layout. While the property doesn't currently have a central heating system, there is a gas meter in the property and recently fitted boiler providing a head start. Upstairs are a master bedroom, second single room and family bathroom - all good sizes but in need of renovation. A large storage cupboard above the stairs presents the potential to move the bathroom creating an impressive three bedroom property which would enhance the re-sale price or rental return.

Externally, you'll find a rear yard. Once cleared, it presents a low maintenance, convenient storage area.



stones young

Vestibule

Gas and electric meter

Hallway

Carpet flooring

Lounge

Carpet flooring, gas fire, single glazed wooden window

Second Reception Room

Carpet flooring, under stair storage, upvc double glazed window

Kitchen

Range of fitted wall and base units, sink, carpet flooring, upvc double glazed window and door

Landing

Carpet flooring, storage cupboard, loft access

Bedroom 1

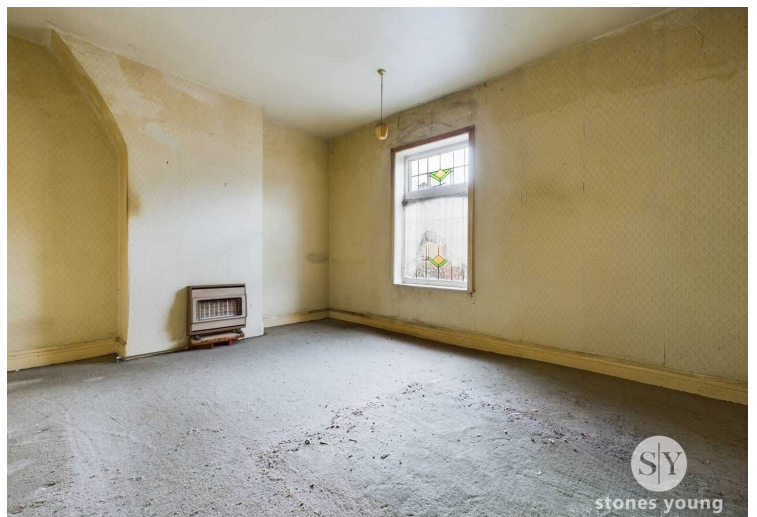
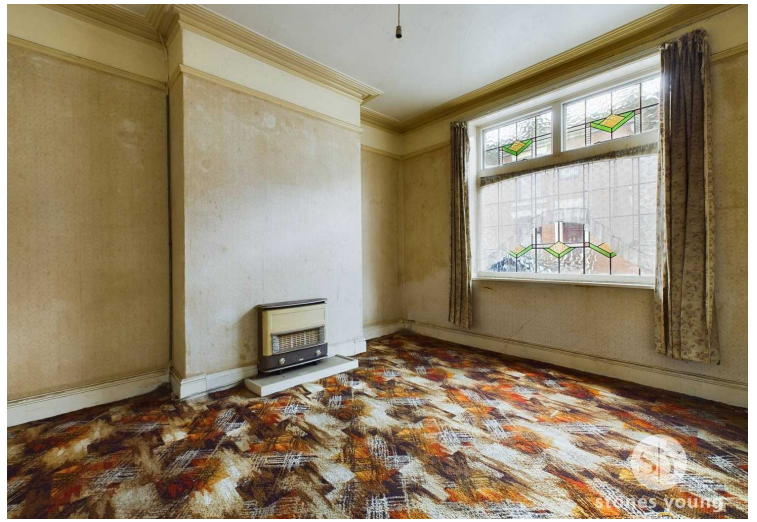
Carpet flooring, gas fire, single glazed wooden window

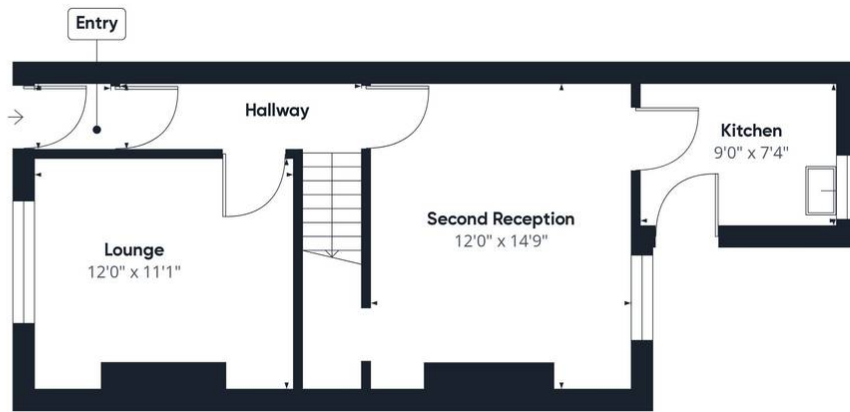
Bedroom 2

Carpet flooring, upvc double glazed window

Bathroom

Three piece suite with shower enclosure, Wc, sink, Lino flooring, upvc double glazed window





Floor 0



Floor 1

Approximate total area⁽¹⁾
841.52 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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