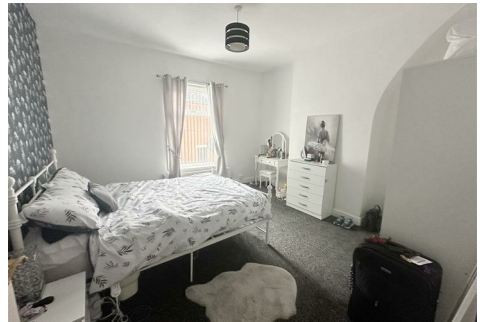
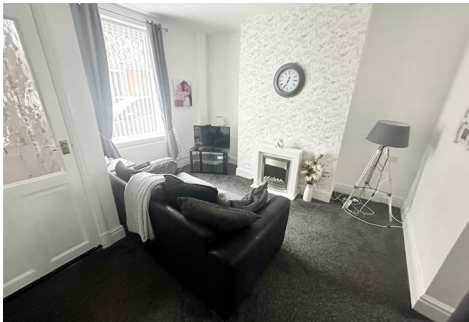


DUFFIN'S

ESTATE AGENTS



Ivy Street, Blackburn, BB2 3RR

Offers over £79,950

****SOLD WITH A SITTING TENANT.****

Duffin's Estate Agents are pleased to bring to the sales market this end terrace investment property on Ivy Street in Blackburn. To the ground floor, the property consists of one reception room, spacious kitchen/dining room and yard to the rear. To the first floor, there are two bedrooms and a three piece family bathroom. The property also benefits from having double glazing & gas central heating throughout.

The property is located in the Infirmary area of Blackburn & is close to all local amenities. This property is also walking distance to the local supermarket & town centre.

This property is offered with a sitting tenant. The AST that is in place is for 12 months and rent is £550.00 per calendar month. This is a fantastic investment with an 8 percent rental yield.

To arrange a viewing please call the office on 01254 691352.

Lounge



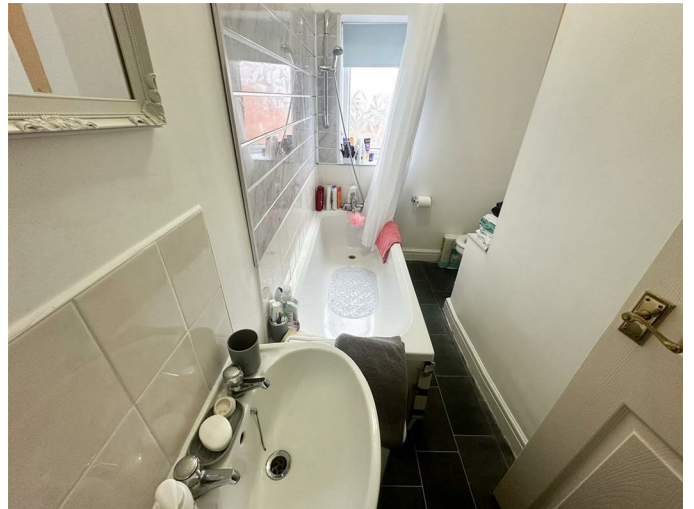
Second Bedroom



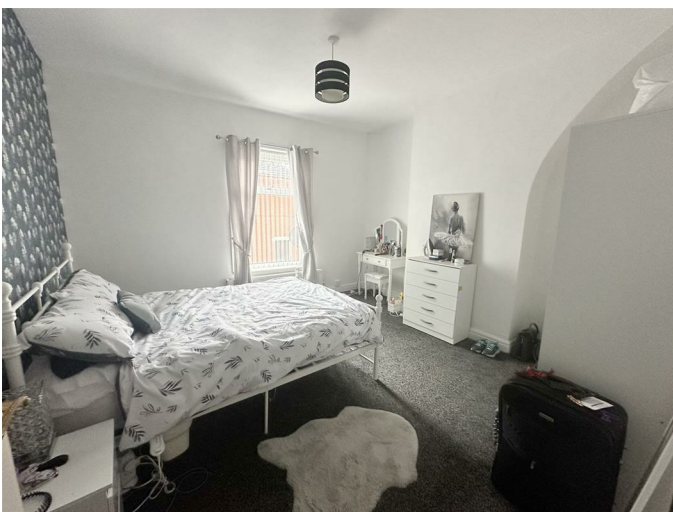
Kitchen



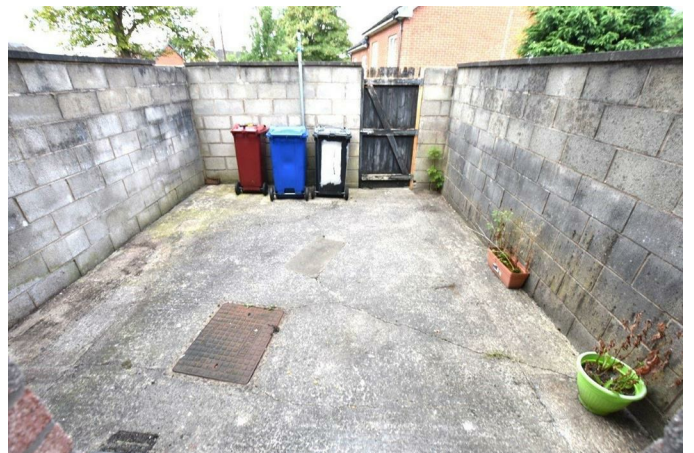
Bathroom



Master Bedroom

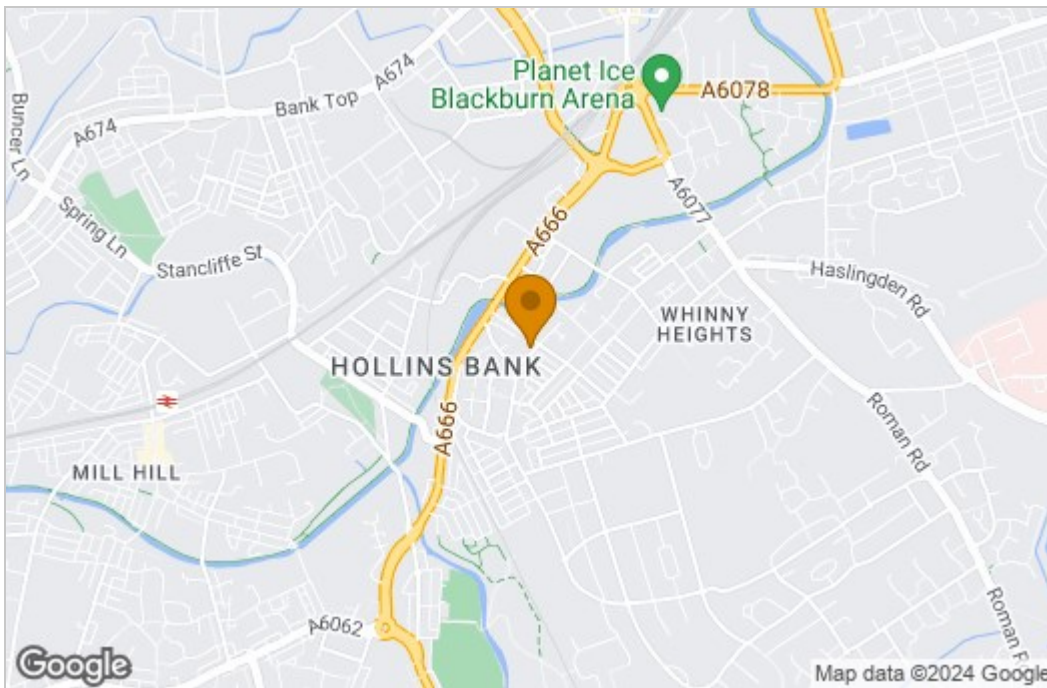


Rear Enclosed Yard

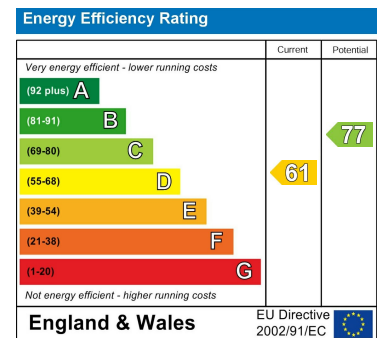


Floor Plan

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, BB2 4HY

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