



## Exeter Street, Blackburn, BB2 4AU

### Offers over £75,000

Duffin's Estate Agents are delighted to bring to the SALES market this mid-terrace house located on Exeter Street in the heart of Blackburn. This property is the perfect first time buy or property investment.

To the ground floor, this property has a spacious lounge and large dining room / kitchen with understairs storage.

To the first floor there are two good sized bedrooms and three piece bathroom. Externally, the property comprises of a rear enclosed garden and on street parking.

This property will be rented at £595.00 per calendar month. giving a 9.5% yield.

Contact us today to arrange a viewing 01254 691352

Lounge 14'0" x 12'4" (4.29 x 3.76)



Second Bedroom 12'10" x 7'4" (3.93 x 2.24)



Kitchen 13'8" x 14'4" (4.18 x 4.37)



Bathroom 6'8" x 8'3" (2.05 x 2.53)

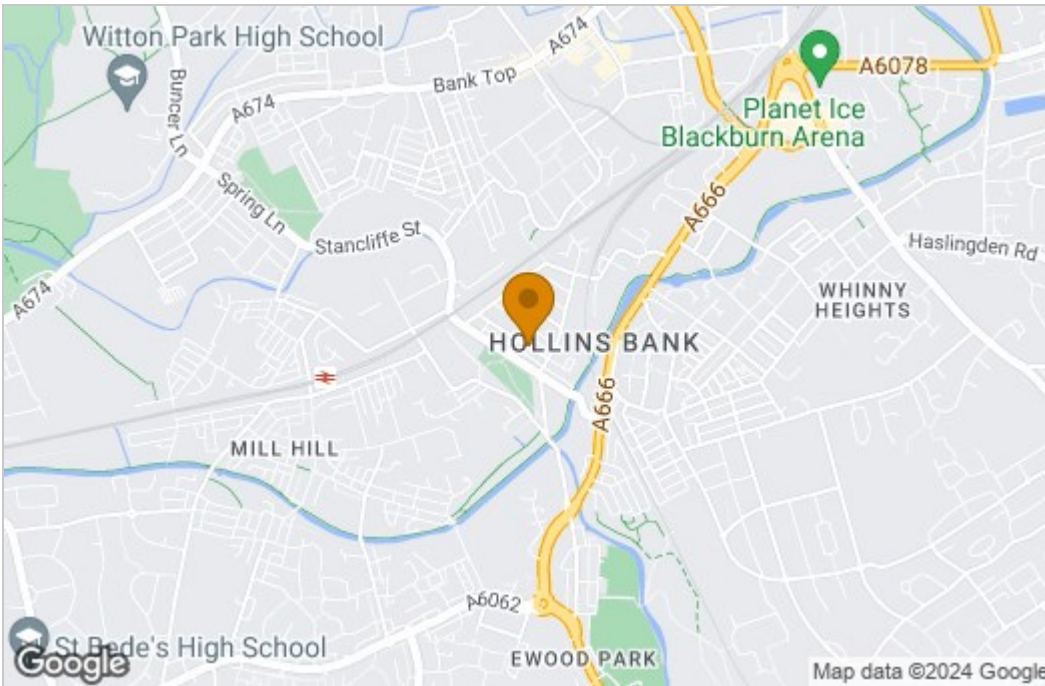


Master Bedroom 10'1" x 14'7" (3.08 x 4.45)

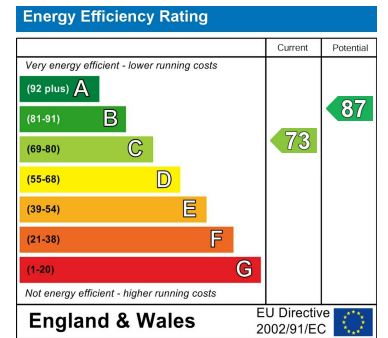


# Floor Plan

## Area Map



## Energy Efficiency Graph



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