



Kirby Road, Blackburn, BB2 4HW

Offers over £79,950

Nestled on Kirby Road in Blackburn, this charming mid-terrace house presents an excellent opportunity for property investment. Spanning 883 square feet, the home is currently occupied by a reliable sitting tenant who has resided here for over a decade, ensuring a steady annual rental income of £6,500 per annum.

The property has been meticulously maintained to a high standard, making it an attractive option for investors. Inside, you will find an entrance hall, two spacious reception rooms that offer ample space for relaxation and entertaining and kitchen.

Additionally, the house features two well-proportioned bedrooms along with a spacious three piece family bathroom. The combination of its prime location, consistent rental income, and well-kept condition makes this property a standout choice in the Blackburn area for property investment.

Whether you are looking to expand your property portfolio or seeking your first buy to let investment, this mid-terrace house on Kirby Road is a remarkable find that should not be overlooked.

Call the office on 01254 691352 to arrange a viewing.

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



Entrance vestibule which leads into the reception room which features a double glazed window to the front of the property, gas fire set in a feature surround, telephone point, television point, gas central heating radiator, ample plug sockets and ceiling light.

Reception Room Two 13'10" x 13'11" (4.22m x 4.25m)



A spacious second reception room which features a double glazed window to the rear of the property, gas central heating radiator, ample plug sockets, ceiling light, fitted carpets and understairs storage.

Kitchen 14'11" x 7'10" (4.56m x 2.41m)



Spacious kitchen comprising of UPVC double glazed windows, lino flooring, ceiling light, kitchen base units with complimentary worktops, fitted electric hob and oven, stainless steel sink, plumbing for washing machine, combination boiler, ample plug sockets and access to the rear enclosed garden.

Master Bedroom 14'0" x 13'1" (4.29m x 3.99m)



UPVC double glazed window to the front of the property, central heating radiator, plug sockets and grey fitted carpet.

Second Bedroom 8'5" x 7'9" (2.58m x 2.38m)



UPVC double glazed window to the rear of the property, central heating radiator, plug sockets and grey fitted carpet.

Bathroom 10'9" x 5'2" (3.28m x 1.58m)



Three piece suite comprising of; panelled bath with overhead shower, wash basin with chrome tap, dual flushed WC, part tiled elevations, lino flooring, UPVC double glazed frosted window to the rear of the property, gas central heating radiator and over stairs storage.

Garden



Easy Maintainable Rear Enclosed Garden.

Garden



External

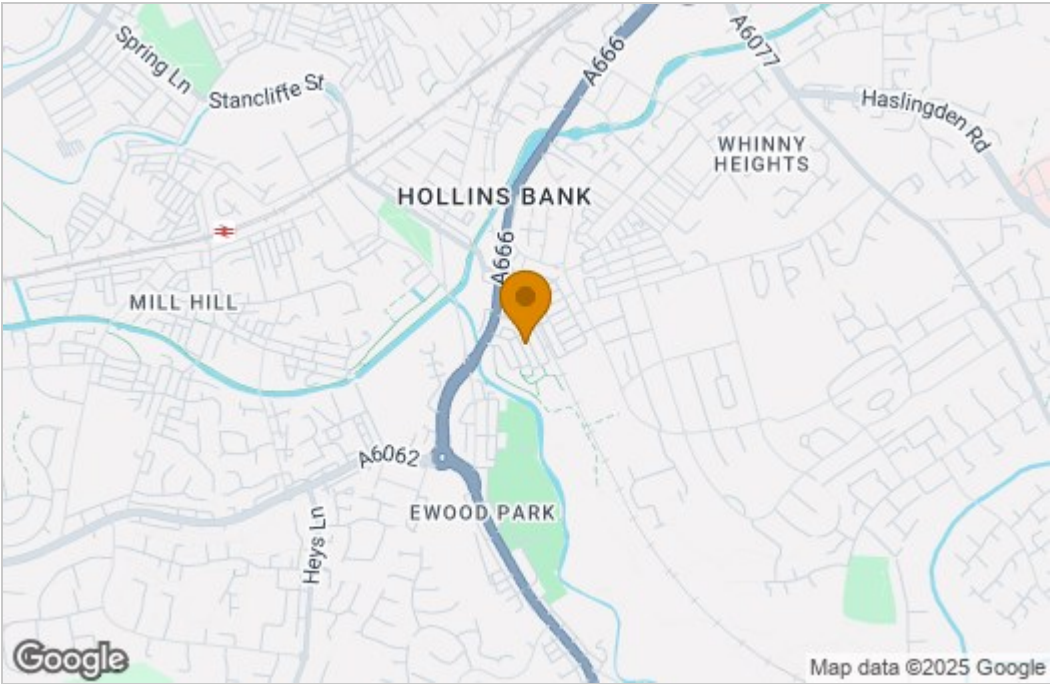


UPVC double glazed door and on street parking.

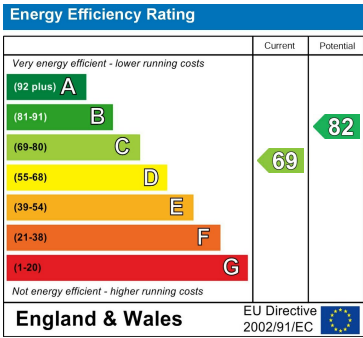
Floor Plan



Area Map



Energy Efficiency Graph



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