



1 GEORGE STREET

BLACKBURN, BB1 4JF

£250,000
FREEHOLD

ATTENTION LANDLORDS! ** LARGE TERRACED UNIT WITH 4 TENANTED FLATS ** TWO 2 BEDROOM APARTMENTS & TWO 1 BEDROOM APARTMENTS ** ALL ON ROBUST LONG TERM AST'S ** 9% YIELD ** LARGE BASEMENT POTENTIAL TO CONVERT INTO MORE FLATS ** IDEAL RUNNING INVESTMENT

**AINSWORTH LORD
ESTATES**



Total area: approx. 62.2 sq. metres (669.4 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<small>Very energy efficient - lower running costs</small>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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