

**AINSWORTH LORD  
ESTATES**



**25 LYNTHORPE ROAD  
BLACKBURN**

**£85,000  
LEASEHOLD**

\*\*\*ATTENTION INVESTORS\*\*\* ONE OF ELEVEN TO MAKE PART OF THIS PORTFOLIO\*\*\*

\*\*INCREDIBLE INVESTMENT OPPORTUNITY - PORTFOLIO OF 11 HOUSES FOR SALE!\*\*

DISCOVER AN EXTRAORDINARY CHANCE TO INVEST IN NOT JUST ONE, BUT ELEVEN PROPERTIES THAT ARE NOW AVAILABLE AS A PORTFOLIO! THIS EXCEPTIONAL OFFERING PRESENTS A UNIQUE PROSPECT FOR SAVVY INVESTORS LOOKING TO MAXIMIZE THEIR RETURNS.



• PORTFOLIO OF ELEVEN PROPERTIES • ALL CURRENTLY TENANTED MOST LONG STANDING • STEADY INCOME STREAM • BLACKBURN AND DARWEN AREA • FANTASTIC OPPORTUNITY • DEVELOPMENT OPPORTUNITY • ALL COMPLIANT • CALL THE OFFICE NOW • FULL MANAGEMENT OPTIONS AVAILABLE • SPEAK TO OUR EXPERT TEAM

## FULL DESCRIPTION

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\*\*KEY FEATURES:\*\*

\*\*DIVERSE SELECTION:\*\*

\*\*PRIME LOCATIONS:\*\*

\*\*RENTAL POTENTIAL:\*\*

\*\*PROVEN INVESTMENT:\*\*

ALL RENTS AND TENANCIES CAN BE DISCUSSED FURTHER AND ALL PROPERTIES ARE COMPLIANT WITH CURRENT LEGISLATION.

SEIZE THIS REMARKABLE OPPORTUNITY TO ACQUIRE A DIVERSE PORTFOLIO OF 11 HOUSES AND ELEVATE YOUR INVESTMENT STRATEGY TO NEW HEIGHTS. DON'T MISS

OUT – CONTACT US TODAY!!!!

CONTACT US AT 01254760660 FOR FURTHER INFORMATION. ACT NOW AND MAKE THIS EXCLUSIVE PORTFOLIO OF HOUSES YOURS!

CALL AINSWORTH LORD ESTATES TODAY.....

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES AND ARE STRICTLY BY APPOINTMENT ONLY. ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

NOTE TO BUYERS....

If you need to sell your property to make this purchase then speak to us. We would be happy to discuss the various options you have. We could start with a Free Market Appraisal/Valuation.

We have dozens of Cash Rich Buyers looking for properties like this to acquire..... who knows perhaps we could get them to make an offer on yours? Give us a call and let's see how we can get you moving.

Or, perhaps you don't really need to sell the house you're in? Have you considered this? You'd be surprised at the options available to you.

#### NOTE TO INVESTORS:

If you are looking for more properties like this we strongly recommend you register with us as soon as possible. We get loads of properties like this and they do tend to get snapped up pretty quick, usually by investors that have already registered with us.

Registered Investors also receive a 'Trade Discount' our Selling, Letting & Management Fees. So once you have completed your refurb we will sell or rent your property for you on preferential terms, increasing your profits further!

Registering with us is easy:

The best way is to call in and meet our team, so we can learn what it is you are really looking for, and what your plans are.... all investors' requirements are different - we get that.

Once we know this, we can then send you the details of properties that match your needs as soon as we are instructed - so you will be first to find out about them.

We are also happy to advise and offer a second opinion to our registered Investors who are looking to buy properties from other agents - with no strings attached. Buying right is important.

We recommend Landlords and Investors check out the [DarwenPropertyBlog](#) there are lots of good deals on there from us and other local agents.

#### FREE - MORTGAGE ADVICE:

For Re-Mortgages, Buy-To-Let Mortgages, and other Residential Mortgages. (Even for people with a poor credit rating).

NEVER PAY FOR MORTGAGE ADVICE. THERE IS NO NEED TO.

Our Mortgage Advisors - London & Country are one of the largest mortgage brokers in the UK, and have access to more lenders than other local mortgage providers, giving you more choice and potentially saving you thousands of pounds.

PLUS...

Our clients receive a FREE INSURANCE VOUCHER to cover your survey and legal fees in the event your purchase falls through.

We are not aware of any other agent offering this extra bonus.


Contact us to arrange a call from our mortgage brokers - at a time to suit you, including evenings and weekends.

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PREVIEW



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