



2 BALFOUR STREET


BLACKBURN, BB2 1UE

£75,000
FREEHOLD

**** PERFECT INVESTMENT OPPORTUNITY ** LARGE 3 BED END TERRACED ****
REDLAMWITTON AREA, BLACKBURN ** WITH LONG TERM TENANT WISHING TO REMAIN **
EXCELLENT YIELD 10%+ GOOD CONDITION ** NO CHAIN ** VIEWINGS BY APPOINTMENT**
ONLY **

AINSWORTH LORD
ESTATES



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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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