



**49 & 49A REDEARTH ROAD**  
**DARWEN, BB3 2AF**

**£225,000**  
**FREEHOLD**

'HIGH YIELDING' INVESTMENT OPPORTUNITY\*\*\*5 TENANTED BEDSITS\*\*\*ALL CURRENTLY  
 TENANTED\*\*\*SERIOUS BUYERS ONLY\*\*\*CURRENTLY PRODUCING A GROSS RENTAL  
 INCOME OF £26,340 (12%)

**AINSWORTH LORD**  
**ESTATES**



Total area: approx. 61.7 sq. metres (664.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<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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ESTATES**