



366 & 368 BLACKBURN ROAD
DARWEN, BB3 0AA

£245,000
FREEHOLD

'HIGH YIELDING' INVESTMENT OPPORTUNITY*** BLOCK OF FLATS (WITH 3 BEDSITS)
CREATED FROM 2 MID TERRACED PROPERTIES*** ALL CURRENTLY TENANTED***
CURRENTLY PRODUCING A GROSS RENTAL INCOME OF £24,600 PA (10%*** (WITH SOME
SLIGHT MODIFICATION WE CAN GET THIS TO 12%) ***PROPERTY IN GOOD CONDITION***
SERIOUS BUYERS ONLY

AINSWORTH LORD
ESTATES



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