

**AINSWORTH LORD
ESTATES**



**21 MANOR DRIVE
THORNTON-CLEVELEYS**

**£120,000
FREEHOLD**

**** ATTENTION BTL INVESTORS ** BEING SOLD WITH SITTING TENANT **APPROXIMATELY 8 % YIELD **3
DOUBLE BEDROOMS **LOVELY GARDEN FRONTED TERRACED PROPERTY IN CLEVELEYS ** SPACIOUS
LOUNGE ** FITTED KITCHEN ** DINING AREA ** SPACIOUS REAR GARDEN ** HUGE MASTER BEDROOM **
IDEAL INVESTMENT OPPORTUNITY ****



• SPACIOUS 3 BEDROOM PROPERTY • BEING SOLD WITH A SITTING TENANT • OPEN PLAN DINING KITCHEN • APPROXIMATELY 8 % YIELD

FULL DESCRIPTION

Ainsworth Lord Estates are delighted to offer for sale this lovely 3 bedroom property in Cleveleys . The property is situated in a good location as it is close to some good Schools and Nursery's and a stones throw away from all local amenities. Viewing is highly recommended on this property.

A perfect investment opportunity with a scope to increase the rental figures which would then achieve a yield upwards of 8 %, leaving investors with an amazing return on investment.

The property comprises of:

As you walk in the into the hallway, on your right is the.....

Family Lounge

A spacious reception room with a large window allowing plenty of natural light in.

Fitted Kitchen

A long spacious kitchen, with ample wall and base units in a wood finish, fitted with a breakfast bar. Opposite the kitchen there is plenty of space for your dining table plus room for other pieces of furniture.

Outside there is a large rear garden.

Upstairs..

Master Bedroom

A large master bedroom, finished with carpet flooring.

2nd Bedroom

Another double bedroom, with carpet flooring.

Bedroom 3 is a good size single room.

Family Shower Room

A lovely modern shower suite with shower, WC and sink and it's partially tiled.

NOTE TO BUYERS....

As with all our properties, we can offer part-exchange on this property, regardless of price or condition.

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 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.

MORTGAGE ADVICE...

If you need assistance with arranging a mortgage to make this purchase, whether it's to buy as a home for yourself or as a BUY-to-LET for renting out, we have an in-house Independent



• SHOWER ROOM WITH WC AND WASH BASIN • GARDEN TO THE FRONT • ON ROAD PARKING • GREAT LOCATION 5 MINUTES TO THE BEACH • IDEAL INVESTMENT PROPERTY • VIEWING ADVISED

Mortgage Advisor that would be delighted to go through the various products available and get you the best deal to suit your circumstances?

Contact us to arrange a free no obligation appointment - at a time to suit you, including evenings and weekends.

NOTE TO INVESTORS:

If you are interested in purchasing this property we expect a yield on this property to be 8-9%

We would find your tenant and do all your paperwork for FREE providing we were retained on full management. (Subject to our T&C's)

Registered Investors also receive a 'Trade Discount' on 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.

ALL VIEWINGS ARE TO BE ARRANGED THROUGH AINSWORTH LORD ESTATES LTD AND ARE STRICTLY BY APPOINTMENT ONLY.

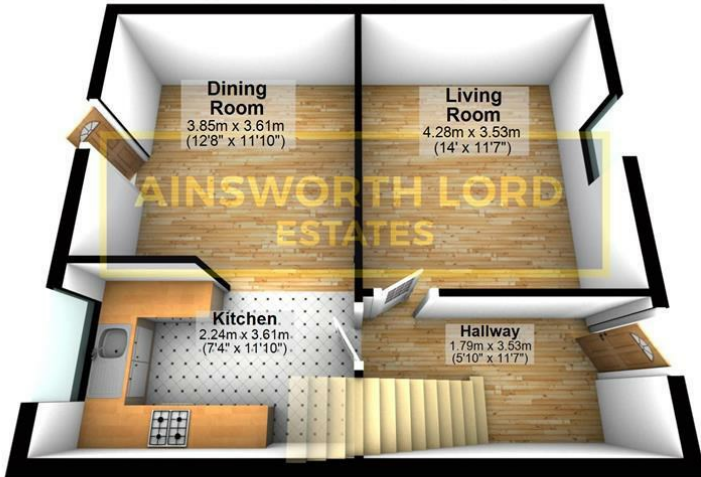
ALSO, PLEASE BE ADVISED THAT WE HAVE NOT TESTED ANY APPARATUS, EQUIPMENT, FIXTURES, FITTINGS OR SERVICES AND SO CANNOT VERIFY IF THEY ARE IN WORKING ORDER OR FIT FOR THEIR PURPOSE.

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Ground Floor

Approx. 44.7 sq. metres (480.8 sq. feet)



First Floor

Approx. 44.5 sq. metres (479.0 sq. feet)



Total area: approx. 89.2 sq. metres (959.8 sq. feet)

For illustrative purpose only
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	67	
(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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