



## Francis Street, , Blackburn, BB2 4DP

- 3 Bedroom Terrace
- No Onward Chain
- Potential For£750+ PCM
- 2 Sitting Rooms
- Ideal Buy To Let

**£95,000**



# Francis Street, , Blackburn, BB2 4DP

## DESCRIPTION

Hunters are pleased to offer this ideal buy to let investment. with 3 good sized bedrooms and potential for £750+ PCM.

The property comprises; vestibule, hall, lounge, sitting room and kitchen. To the first floor there are three bedrooms and a bathroom suite.

The house is located within walking distance of local shops and stores as well as the train station. There is easy access to major transport links including train and bus stations and easy access to the M65 Motorway network.

OUR THOUGHTS - 'With no onward chain this is ideal for anyone starting or growing their port-folio, with huge demand for rentals in the area'





### Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



### First Floor

Approx. 43.0 sq. metres (462.7 sq. feet)



Total area: approx. 96.1 sq. metres (1033.9 sq. feet)

#### Viewings

Please contact [darwen@hunters.com](mailto:darwen@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

#### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

