



Edmund Street, Ewood

- Mid Terrace
- Rear Sitting Room
- Two Double Bedrooms
- Generous Sized Tidy Yard
- Ideal Buy To Let - Estimated £595 PCM
- Front Lounge
- Modern Kitchen
- Three Piece Shower Room
- No Onward Chain
- First Time Buyers

Guide Price £105,000

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HERE TO GET *you* THERE

Edmund Street, Ewood

DESCRIPTION

This modern mid terrace provides an excellent buy to let investment with an estimated annual yield of 7%. Equally first-time buyers will love this!

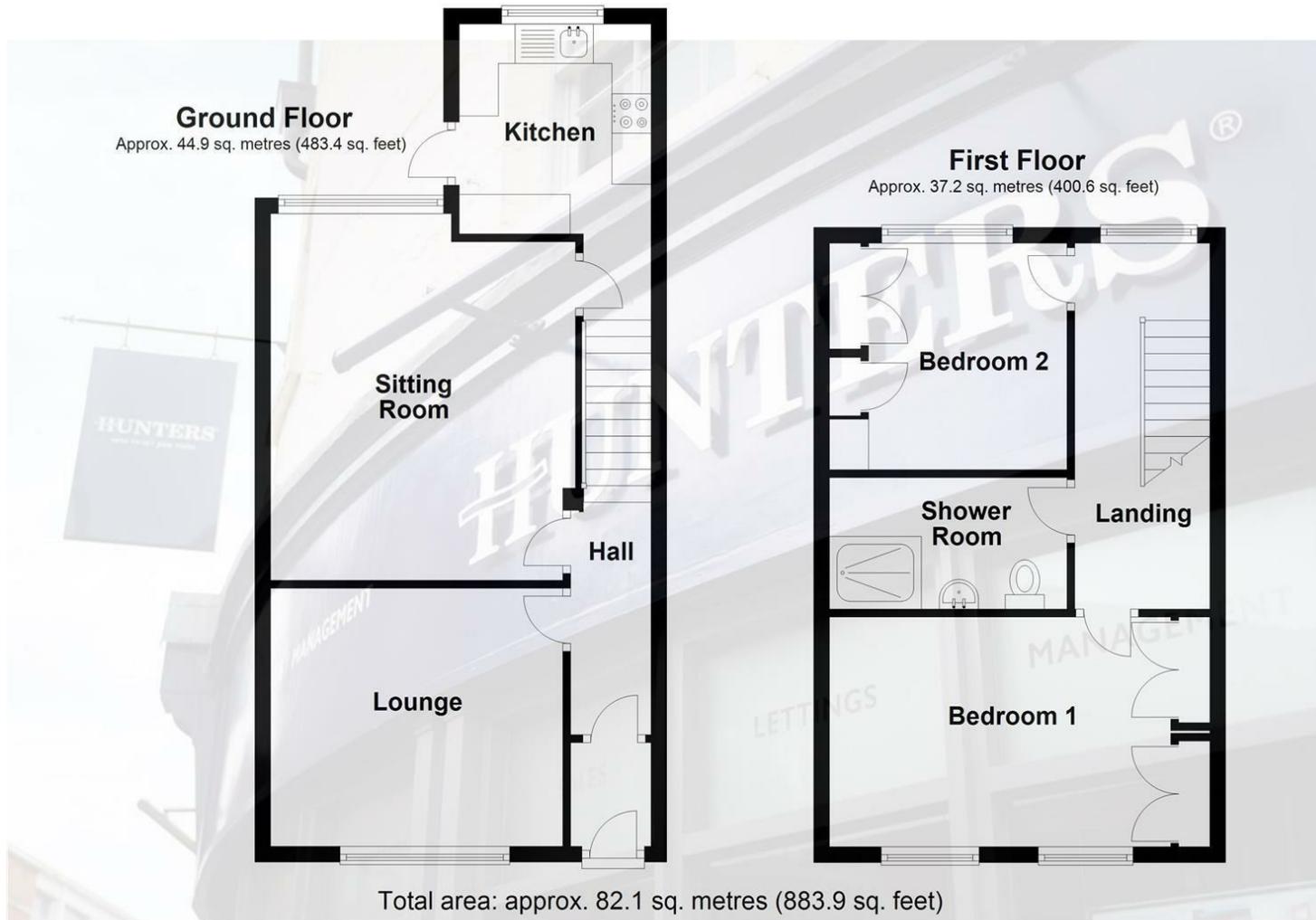
The property comprises entrance vestibule, hall, front lounge, spacious sitting room and modern kitchen. To the first floor there are two double bedrooms and a three-piece shower room.

The property is situated on a quiet street off Bolton Road in the Ewood area in Blackburn. It provides easy access to the M65 motorway link along with Blackburn & Darwen town centres. There are a range of schools and nurseries close by and for those that don't drive, Bolton Road is a bus route.

OUR THOUGHTS - 'A classy terrace home which we feel makes the perfect starter home. For those looking for buy to let, we think you would be looking to achieve £595 PCM making a healthy return on investment. Oh it also has no chain delay!'







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Plan produced using PlanUp.

Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

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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) 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	

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.

