



Livingstone Road, Blackburn

- Ideal Investment
- Spacious Living Room
- One Double Bedroom
- Three Piece Shower Room
- Requires Some TLC
- One Bedroom Flat
- Fitted Kitchen
- Double Bedroom
- Three Piece Bathroom
- Gas Central Heating

Offers Over £50,000

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Livingstone Road, Blackburn

DESCRIPTION

Wain Court presents the ideal buy to let investment for those wanting to expand their port-folio. Requiring a slight touch of TLC the flat has potential for £475 PCM.

The property briefly comprises of; an entrance hallway, a spacious living room, a fitted kitchen, a double bedroom and a three piece shower room. Underneath the flat there is a garage with access from the car park behind.

Wain Court is situated on Livingstone Road and has easy access routes into Blackburn town centre. Day to day amenities are close by and there are bus routes making it ideal for tenants.

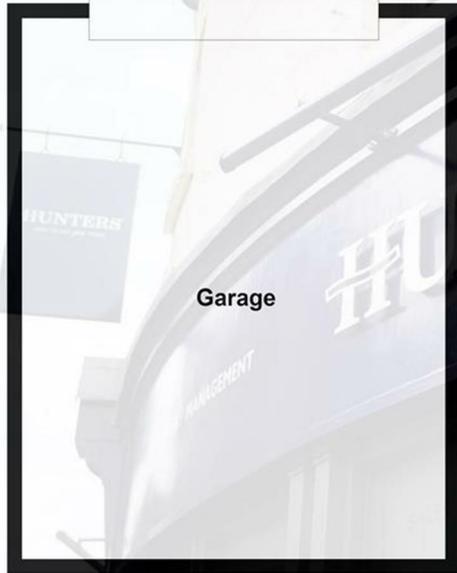
FLAT INFO

- * Council tax band - A
- * Service charges - £20 a month
- * Tenure - Leasehold
- * Lease Term - 999 years from 21/02/1974
- * Ground rent - £1



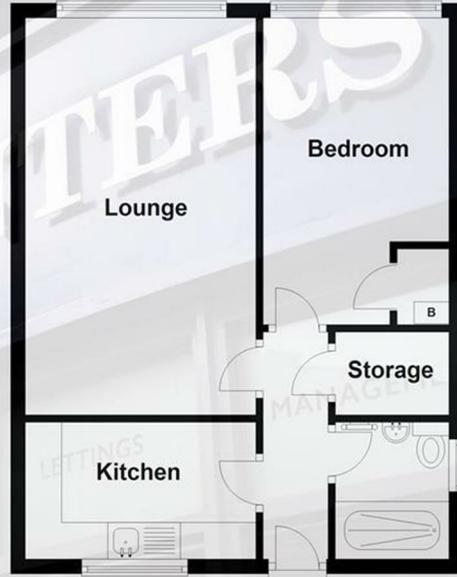
Garage

Approx. 43.1 sq. metres (464.0 sq. feet)



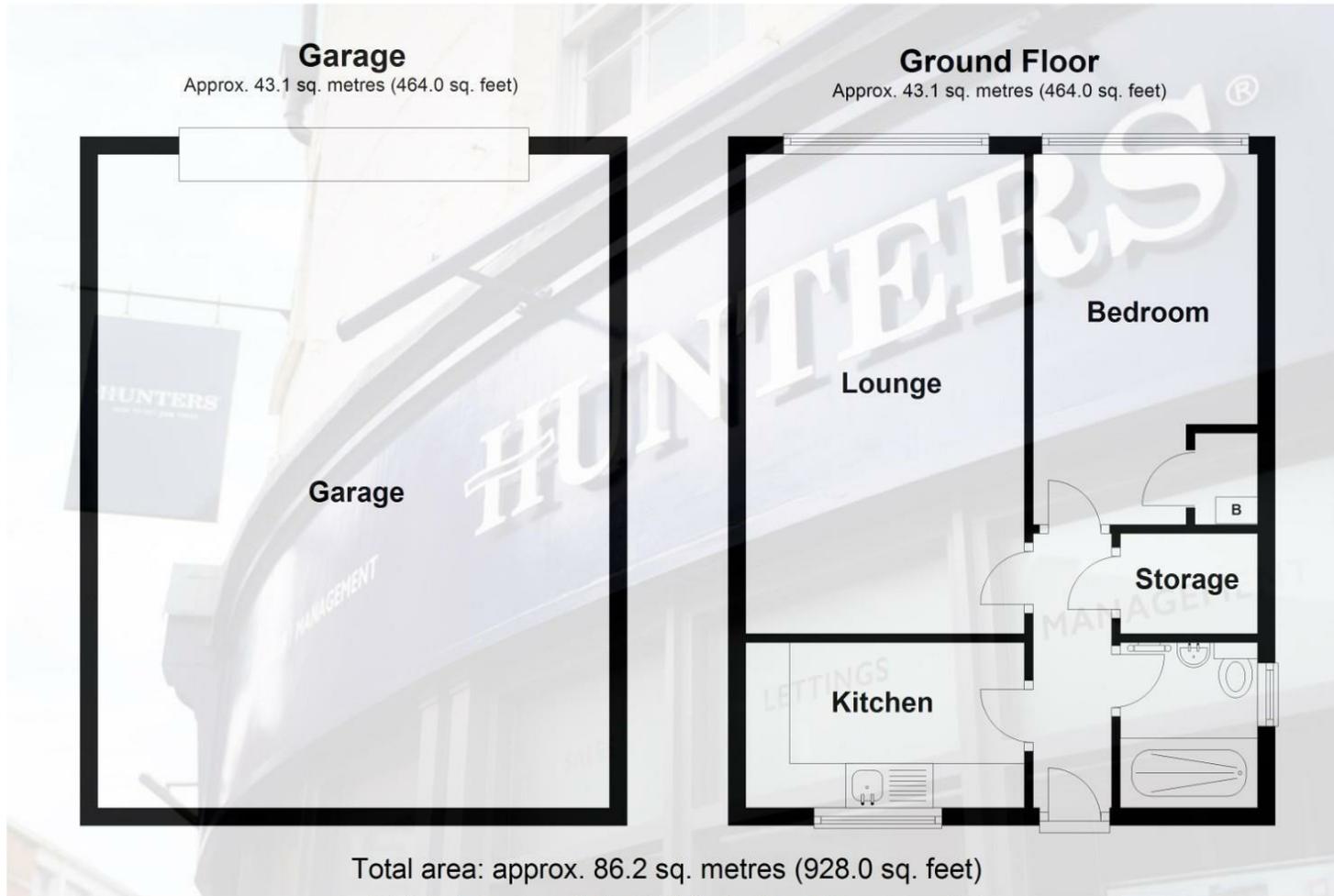
Ground Floor

Approx. 43.1 sq. metres (464.0 sq. feet)



Total area: approx. 86.2 sq. metres (928.0 sq. feet)

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Plan produced using PlanU.



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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.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU
Tel: 01254 706471 Email:
darwen@hunters.com <https://www.hunters.com>



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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.

