



Blackburn Road,

- Shop/1st Floor Apartment
- Two Bedroom Apartment
- Modern Fitted Kitchen
- Ideal Rental Investment
- Good Sized Shop Floor
- Three Piece Shower Room
- Cosy Lounge
- Fantastic Annual Returns

Guide Price £120,000

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Blackburn Road,

DESCRIPTION

A wonderful investment opportunity to purchase a shop with a two bedroom flat above, both currently rented and being sold tenanted. Both the flat and shop collectively bring in a 9% + income per annum. The shop floor comprises of; shop area, storage room, kitchen and separate WC.

The second floor flat comprises of; entrance hallway, well presented lounge, two bedrooms, three piece shower room and a modern fitted kitchen. Both the shop and flat benefit from gas central heating and is Upvc double glazed.

Darwen town centre is situated within 1 mile where all the major transport links can be found such as bus train stations. Local shops and amenities are within a short walking distance. T

NOTES - Property is sold with both tenancies in place and CASH Buyers only.





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.

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>

