



40 Rolleston Road, Blackburn

£69,950 Freehold

IDEAL INVESTMENT PROPERTY AVAILABLE WITH NO SERVICE CHARGE. Available without a chain delay, this ground floor one bedroom apartment would make an idea investment opportunity given the high returns, low maintenance involved and exceptional location

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: F

EPC Environmental Impact Rating: F



Step into this charming one bedroom ground floor flat that promises a lucrative potential rental income of £550pcm! Perfectly suited for those seeking an ideal lock-up-and-leave property or a savvy investment opportunity, this ground floor apartment boasts a freehold tenure, ensuring peace of mind. Situated within walking distance to local schools and places of worship, this cosy abode is conveniently not on a water metre and falls within Council Tax Band A.

Internally, the property boasts a fresh tiled three piece bathroom and kitchen in excellent condition ensuring minimal internal work is required of moving in or putting the property on the rental market. The internal accommodation is complete with a lounge, double bedroom and handy storage cupboard

Step outside to a manageable lawn, there is space for pots and room for gardeners to enjoy. On street parking is readily available outside the property. The property is on an electric heating system and benefits from double glazing throughout



Hallway

Laminate flooring, double glazed uPVC front door, storage cupboard.

Lounge

Carpet flooring, double glazed uPVC window.

Kitchen

Laminate flooring, fitted wall and base units with contrasting work surfaces, stainless steel sink and drainer, space for washing machine and fridge freezer, x4 ring electric hob and oven, extractor fan, tiled splash backs, double glaze uPVC window.

Bedroom 1

Carpet flooring, fitted wardrobe, double glazed uPVC window.

Bathroom

Laminate flooring, three piece in white with electric shower over bath, tiled splash backs, double glazed uPVC window, towel radiator.





Approximate total area⁽¹⁾
399.02 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360