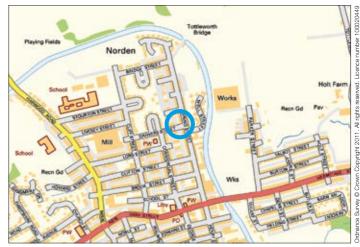
## 85 Spring Street, Rishton, Blackburn BB1 4LP \*GUIDE PRICE £30,000–£40,000



Residential investment producing £4,500 per annum.
Double glazing. Central heating.

**Description** A two bedroomed middle terraced property benefiting from double glazing and central heating. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of  $\mathfrak{L}4.500$  per annum.



Not to scale. For identification purposes only

Situated Off High Street (the A678) in a popular and well established residential location nearby to local amenities and shopping. Blackburn town centre is approximately 4 miles away.

**Ground Floor** Living Room, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear