

LOT
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40 Victor Street, Clayton Le Moors, Accrington, Lancs BB5 5PD
***GUIDE PRICE £30,000+**



Not to scale. For identification purposes only

- **Two bed mid terraced. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from double glazing and central heating. The property is in need of refurbishment and modernisation and once updated would be suitable for investment purposes with a potential rental income of approximately £7,140 per annum.

Situated Off Pickup Street close to the A680 Whalley Road and in a popular location within Clayton-le-Moors centre close to local

amenities and transport links and approximately 6 miles from Blackburn town centre.

Ground Floor Two Reception Rooms, Kitchen.

First Floor Two Bedrooms, Bathroom.

Outside Yard and outbuilding to rear.

EPC Rating D

Lease

The seller has advised of the following information: Lease Date – 20/04/1877; Commencement Date: 01/05/1877; Lease Terms:999 years; Years Remaining: 857 years; Ground Rent: £5.70; Service Charge: TBC – Please refer to legal pack.