

House - Semi-Detached

FREEHOLD



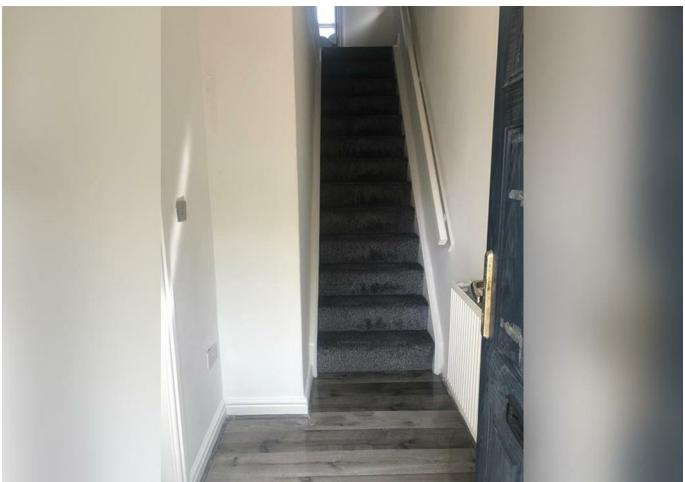
**145 GROSVENOR  
STREET, KEARSLEY,  
BL4 8DP**

Guide price

**£220,000**

FEATURES

- Freehold Property
- Investment Opportunity
- Tenants in situ
- Rental income £2080 pcm



# 3 Bedroom House - Semi-Detached located in Kearsley

Investment Opportunity – Being sold with tenants in situ

Nestled on the ever-popular Grosvenor Street in Kearsley, this delightful 3-bedroom, two-storey home offers both comfort and convenience—making it a perfect addition to any investor's portfolio.

The property is being sold with tenants in situ, currently generating a strong rental income of £2,080 per calendar month, providing immediate returns from day one.

Step inside to find a bright and spacious ground floor living area that exudes warmth and natural light—ideal for relaxed evenings or hosting guests. The home benefits from modern central heating throughout, and the generously sized back garden is a standout feature for outdoor enjoyment or family gatherings.

Call us on

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**Council Tax Band**

**A**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

