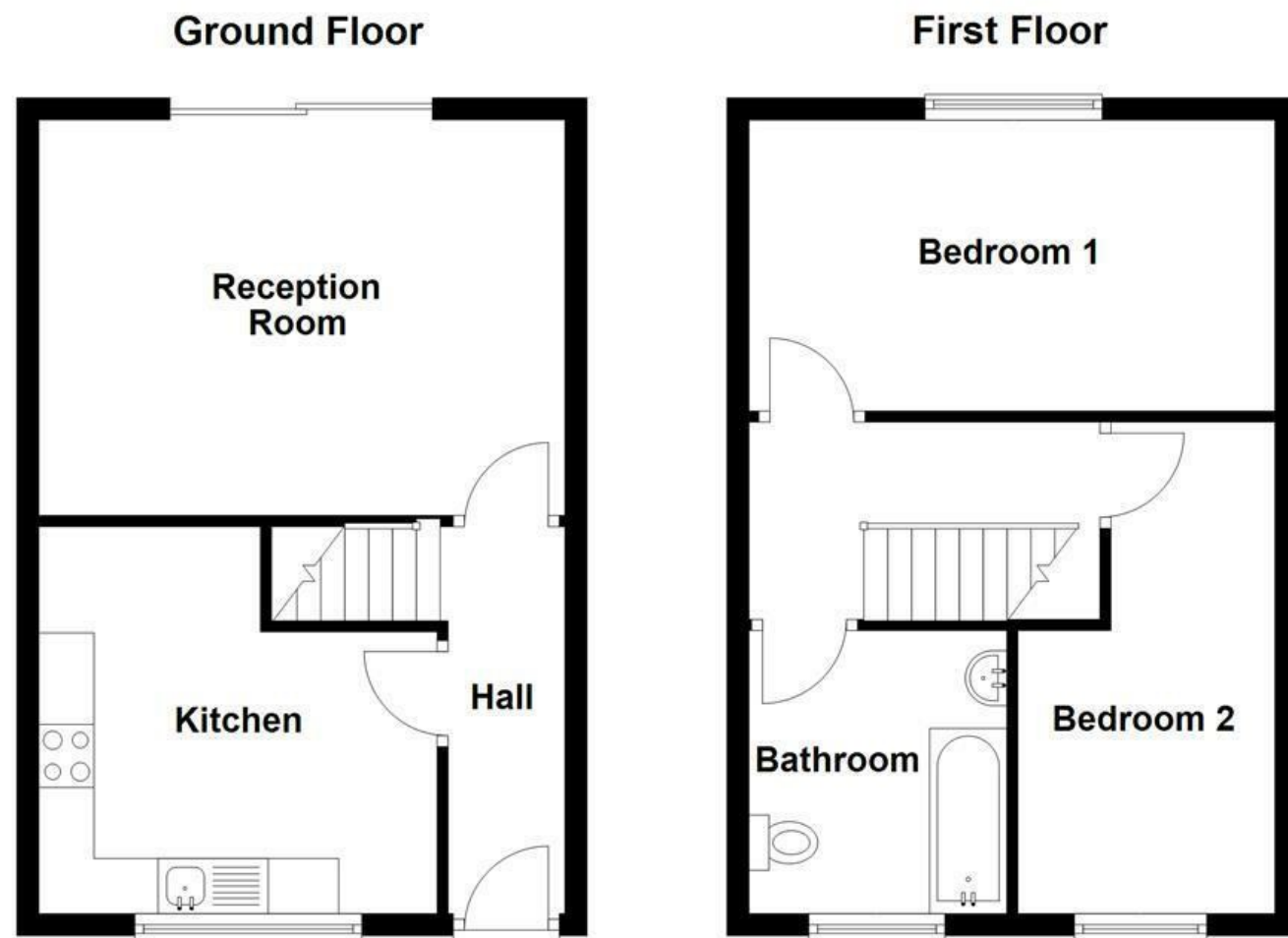




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

The Spinney, Grindleton, BB7 4QE

£120,000

IDEAL INVESTMENT OPPORTUNITY - TENANT IN SITU - SUBJECT TO SECTION 106

Nestled in the picturesque Ribble Valley village of Grindleton, this delightful end-terrace house presents an excellent investment opportunity. Built in 1999, the property spans an inviting 861 square feet and features two well-proportioned bedrooms, a comfortable reception room, and a modern bathroom.

The property is being advertised with the current tenant remaining in situ, making this an ideal choice for those looking to expand their property portfolio without the hassle of finding new occupants. The charming garden offers a lovely outdoor space, perfect for relaxation or entertaining, while parking facilities add to the convenience of this home.

Grindleton is renowned for its stunning natural surroundings, with nearby walks along the River Ribble providing a perfect escape into nature. Additionally, the village is just a short distance from Chatburn, where residents can enjoy a variety of local amenities, including a well-regarded primary school, ensuring that families have access to essential services.

This property not only offers a comfortable living space but also the potential for a steady rental income in a sought-after location. Whether you are an experienced investor looking for a charming home in a vibrant community, this end-terrace house in Grindleton is certainly worth considering.

For the latest upcoming properties, make sure you are following our Instagram @keenans.ea and Facebook @keenansestateagents

The Spinney, Grindleton, BB7 4QE

£120,000

 2  1  1  C

- End Terrace Property - Sold with Tenant in Situ
 - Three Piece Bathroom Suite
 - On Street Parking
 - EPC Rating C
- Subject to Section 106
 - Ideal Investment Opportunity
 - Tenure Freehold
- Two Bedrooms
 - Gardens to Front and Rear
 - Council Tax Band C

Ground Floor

Entrance Hall

11'6 x 3'6 (3.51m x 1.07m)
Hardwood single glazed front door, central heating radiator, coving, smoke detector, doors leading to reception room, kitchen and stairs to first floor.

Kitchen

11'10 x 11'5 (3.61m x 3.48m)
Hardwood double glazed window, central heating radiator, panelled wall and base units with laminate work surfaces, integrated oven with four ring gas hob and extractor hood, composite sink and drainer with mixer tap, plumbing for washing machine, space for dryer, space for fridge freezer and wall mounted boiler.

Reception Room

15'7 x 11'9 (4.75m x 3.58m)
Central heating radiator, coving, wood effect flooring and UPVC double glazed sliding door to rear.

First Floor

Landing

Loft access, smoke detector, wood effect flooring, doors leading to two bedrooms and bathroom.

Bedroom One

15'7 x 8'9 (4.75m x 2.67m)
Hardwood double glazed window, central heating radiator, coving and wood effect flooring.

Bedroom Two

14'8 x 7'8 (4.47m x 2.34m)
Hardwood double glazed window, central heating radiator and wood effect flooring.

External

Rear

Enclosed garden with bedding areas and decking.

Front

Bedding area and paving.

