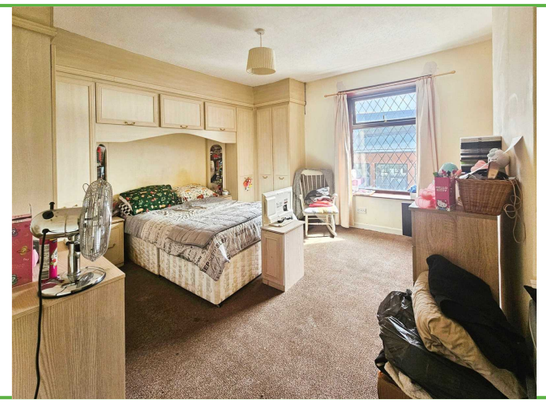
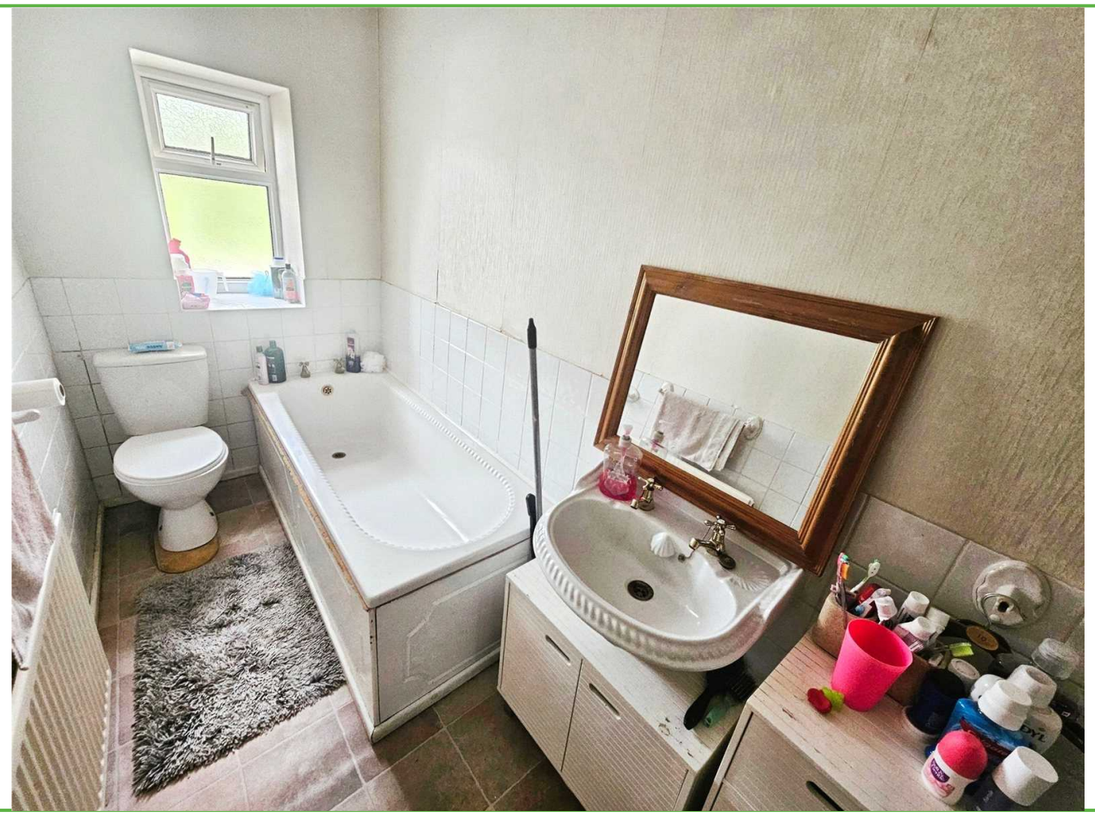
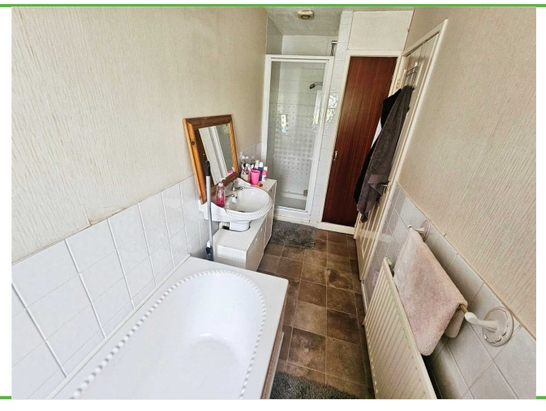
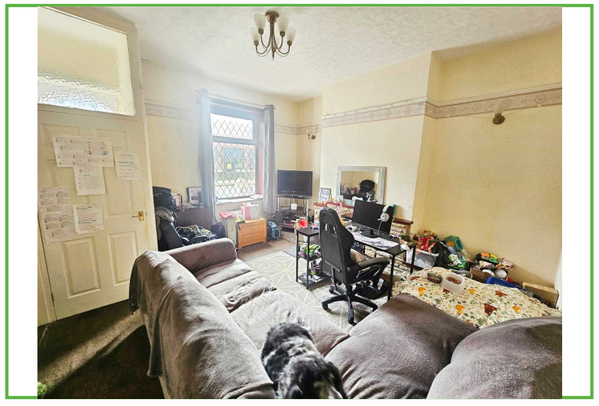


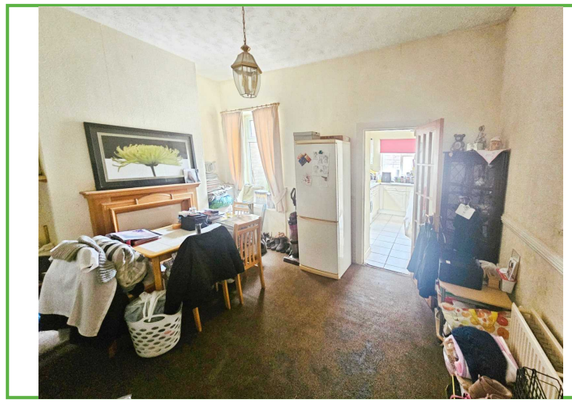












Longsight, Bolton, Greater Manchester, BL2

Asking Price: £150,000

Tenure: Freehold

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The Property Ombudsman

Longsight, Bolton, Greater Manchester, BL2

Asking Price: £150,000 Tenure: Freehold

Council Tax Band: B
EPC Rating: D
Local Authority: Bolton Council

Other important information which you will need to know about this property can be found at your-move.co.uk

This two-bedroom terraced house is offered **for sale** in Harwood, Bolton, with a tenant in situ and an advertised yield of 6%, making it suited to investors seeking an established rental opportunity. The property is noted as requiring modernisation, offering scope for improvement over time.

The ground floor provides two reception rooms. The first reception room includes a fireplace, while the second benefits from large windows with a garden view, contributing to a sense of space and...

Entrance Vestibule
Doorway access into the living room.

Living Room
14'1" (4.3) x 13'10" (4.22) into recess
Living flame gas fire with feature brick surround. Double glazed lead window to the front elevation. Radiator. Two feature wall lights and ceiling light.

Sitting Room
13'10" (4.22)into recess x 13'5" (4.1)
Staircase access to the first floor. Double glazed window to the rear elevation. Radiator. Ceiling light. Access to the kitchen.

Kitchen
11'8" x 7'3" (3.56m x 2.2m)
Fitted with a range of wall and base units with matching worktops, built in sink unit and complimentary splash back tiling. Single glazed windows to the rear and side elevations. Wall mounted boiler. Tiled flooring. Radiator and ceiling light.

Landing
Loft hatch. Ceiling light. Access to both bedrooms and family bathroom.

Bedroom One
14' (4.27) into robes x 13'10" (4.22)
Fitted robes. Double glazed lead window to the front elevation. Radiator and ceiling light.

Bedroom Two
8'11" (2.72) into robes x 7'6" (2.29)
Fitted robes and over head storage. Radiator and ceiling light.

Family Bathroom
12'2" x 4'5" (3.7m x 1.35m)
Four piece bathroom suite comprising of a panelled bath, W/C, wash hand basin and shower cubicle. Splash back tiling, tile effect flooring, radiator and ceiling light.

Outside
Blocked paved to the front with access via a wrought iron gate. To the rear is a paved yard with fence boundary wall and timber gate access.

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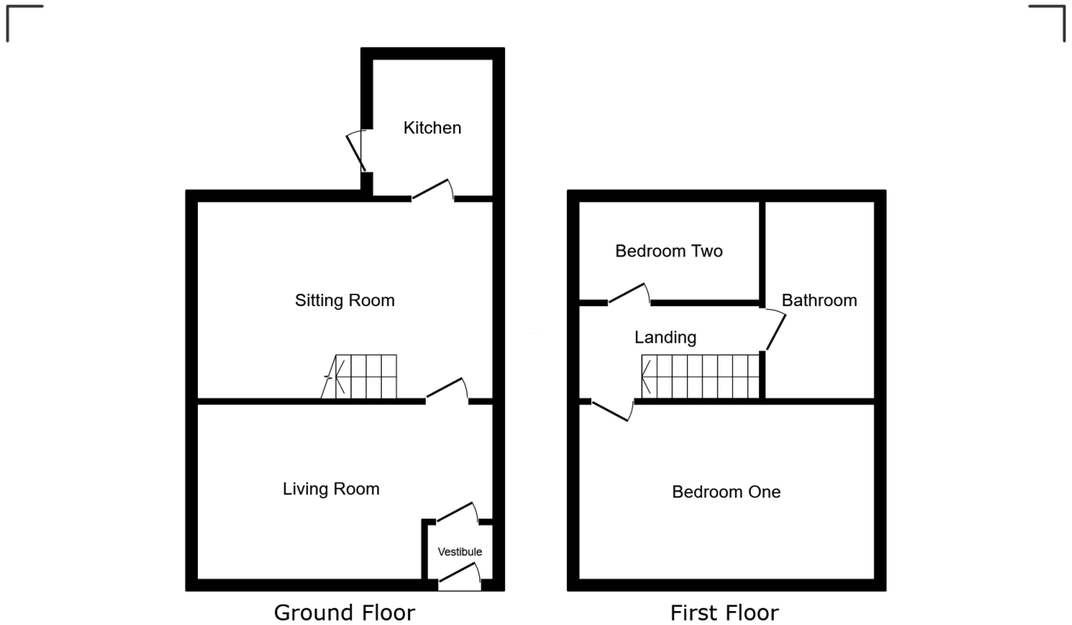
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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