

BPR



Ground Floor

First Floor

Total floor area 62.0 sq. m. (667 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 81 |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |
| www.epc4u.com | | | |

MOORFIELD GROVE, TONGE MOOR, BL2 2LG



- Attention landlords & investors
- Tenanted property for sale
- Current rent is £795pcm
- Tenant has been in for 18+ months
- Two bedroom terrace
- EPC D / Gas combi CH, no upward chain
- Modern gloss white kitchen / diner
- Rear garden with vehicle roller door



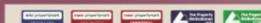
£110,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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"PROPERTY SOLD WITH TENANT IN PLACE" A two bedroom terrace property offered for sale for the particular attention of landlords and property investors alike as the property is sold with a tenant in place, with a current rental income of £795 per Calendar a month. We are advised that the tenant has been in situ for upwards of a year and a half and has no plans to vacate. Therefore this may be an ideal opportunity for a landlord to add an additional property to an existing portfolio without any concerns of vacant periods of void periods without collecting rent. Positioned in a consistently popular residential location, the property is ideally placed for easy access to: popular schools, shops, transport links, Bolton town Centre, Bolton railway station, Hall Ith Wood railway station, sporting/leisure facilities and restaurants. Properties in this area are always popular in both the rental market and the owner occupier property market. This property benefits from gas combination central heating and is sold with no upward chain delay. In the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Approximate floor area: The overall approximate floor area is around 63 m² / 678 square feet.

Lounge: 14' 6" x 12' 6" (4.407m x 3.814m) UPVC double glazed window to the front, radiator, UPVC double glazed entrance door.

Kitchen / Diner: 12' 7" x 11' 9" (3.842m x 3.580m) A modern white fitted kitchen with a range of matching drawers, base and wall cabinets, integrated fridge freezer, oven / grill, electric hob, stainless steel sink and drainer with mixer tap over UPVC window overlooking the rear garden, UPVC rear entrance door, single glazed arched window.

First floor landing: 12' 6" x 5' 10" (3.806m x 1.773m) Measured at maximum point. Radiator, carpeted flooring.

Bedroom One: 12' 6" x 11' 3" (3.806m x 3.432m) UPVC window to the front, radiator.

Bedroom Two: 8' 11" x 6' 9" (2.723m x 2.051m) UPVC window to the rear, radiator.

Bathroom: 11' 8" x 5' 7" (3.568m x 1.711m) A white three-piece bathroom suite comprising: WC, pedestal wash hand basin and bath with electric shower over, UPVC window, built-in storage space containing the Worcester gas combination central heating boiler, additional built-in storage space.

Outside: the rear garden is fully enclosed and designed for easy maintenance and all year round use. There is a roller shutter vehicle access door to the perimeter though there is a step in the ground level which would need to be considered prior to choosing to park a vehicle in this garden area.

Plot size: The overall approximate plot size is around 0.02 of an acre.

Tenure: Cardwells Estate Agents Bolton premarketing research indicates that the property is leasehold (GM534636) enjoying a term of 990 years from 12th May 1897. The vendor has confirmed the ground rent is about £3 per annum.

Bolton Council Tax: The property is in the borough of Bolton and as such the council tax is payable to Bolton Council. The council tax rating is A at an approximate annual cost of around £1,511.

Flood Risk Information: Cardwells Estate Agents Bolton pre marketing research indicates that the property is set within an area regarded as having a "no" risk of flooding.

Conservation Area: Cardwells Estate Agents Bolton pre marketing research shows that the property is not within a Conservation Area.

Viewings: Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance at your convenience.

Thinking of selling or letting a property in Bolton? If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing market may be particularly helpful as a starting point before advertising your property sale. Just call us (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage? Cardwells can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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