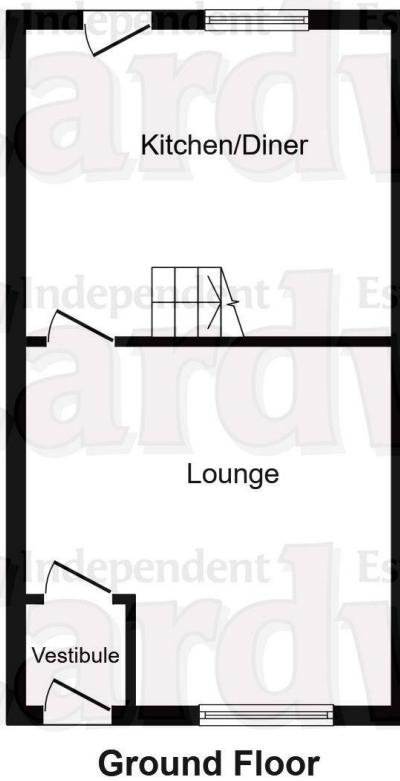
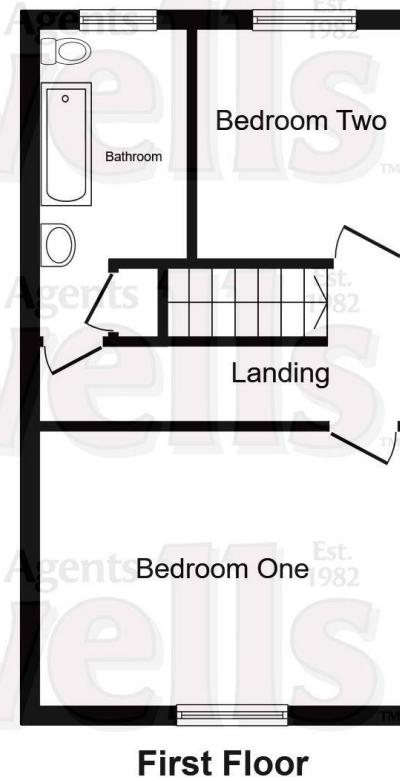


**32 ANGLE STREET, TONGE MOOR, BL2 2EH**



**Ground Floor**



**First Floor**

- Superb buy to let investment
- Attention landlords & investors!
- Brick built two bedroom terrace
- Three piece bathroom suite
- Secure off road parking to the rear
- Rented at £570pcm, tenant in over 8 years
- Gas Combi CH, uPVC DG windows
- EPC C rating, no chain



**Offers in the Region Of £85,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

**BURY**

14 Market St, Bury, BL9 0AJ

T: 0161 761 1215

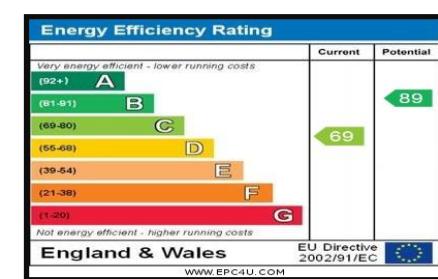
E: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

**LETTINGS & MANAGEMENT**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [lettings@cardwells.co.uk](mailto:lettings@cardwells.co.uk)



Attention landlords, and buy to let investors! A two bedroom mid terrace property which is currently tenanted with a rent of £570 per calendar month from April 2024, the tenants have been in place for around eight years. Therefore this may make an ideal buy to let investment property. This is a brick built terraced house with an approximate square footage of around 613/57 square meters, complete with up-to-date Energy Performance Certificate (C rated), Gas Safety Certificate and Electrical Certificate. The property is set in a consistently popular residential area being within walking distance of Bolton town centre, popular schools, shops, restaurants, public transport facilities, and some beautiful, local countryside ideal for exploring on foot or bicycle. The accommodation on offer briefly comprises: entrance vestibule, living room, kitchen/diner, first floor landing, two good bedrooms and a three-piece bathroom suite. Externally to the rear is an enclosed garden area which is complete with a vehicle access shutter door, so that the rear could perhaps be used for private off-road car parking. Importantly, the property benefits from uPVC double glazing to the windows, and gas combination central heating which is subject to a British Gas maintenance insurance policy. The property is sold with no further upward chain delay, we understand that the existing lease is held over an assured shorthold tenancy agreement and the tenants have been in place for around eight years.

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** 2' 11" x 2' 11" (0.886m x 0.884m) Single glazed entrance door.

**Living room:** 13' 7" x 12' 2" (4.138m x 3.714m) uPVC window to the front, feature fireplace.

**Kitchen diner:** 12' 2" x 11' 8" (3.714m x 3.547m) Fitted with a matching range of drawers, base and wall cabinets, oven/grill with hob, wall mounted gas combination central heating boiler, uPVC window over the sink, rear entrance door, stairs, off to the first floor.

**First floor landing:** 12' 4" x 5' 8" (3.753m x 1.728m) Measured at maximum point.

**Bedroom 1:** 12' 4" x 10' 5" (3.753m x 3.163m) uPVC window to the front.

**Bedroom 2** 7' 11" x 8' 6" (2.415m x 2.599m) uPVC window to the rear.

**Bathroom:** 11' 8" x 3' 11" (3.544m x 1.189m) A three piece bathroom suites comprising: bath, WC and wash hand basin, built-in storage space.

**Rear garden:** The rear garden area is fully enclosed.

**Parking:** There is a secure vehicle entrance shutter door to the rear which allows the back to be used as private off-road car parking.

**Chain details:** The property sold with no further upward chain delay.

**Tenure:** Cardwells Estate Agents Bolton premarketing research indicates that the property is Leasehold enjoying the remainder of a term of 999 years from 1894.

**Flood risk information:** Cardwells Estate Agents Bolton Premarketing research indicates that the property is in an area regarded as having a Very Low risk of flooding.

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

**Tenancy details:** We are advised that the term of the Assured Shorthold Tenancy Agreement has elapsed and the agreement is now "rolling" from month to month. The appropriate Section 13 notice has been issued and from April 2024 the rent is £570 per month.

**Viewings:** A personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk) and we will make an appointment for the tenant to visit.

**Thinking of selling or letting 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](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you.

**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](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

**Disclaimer:** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

