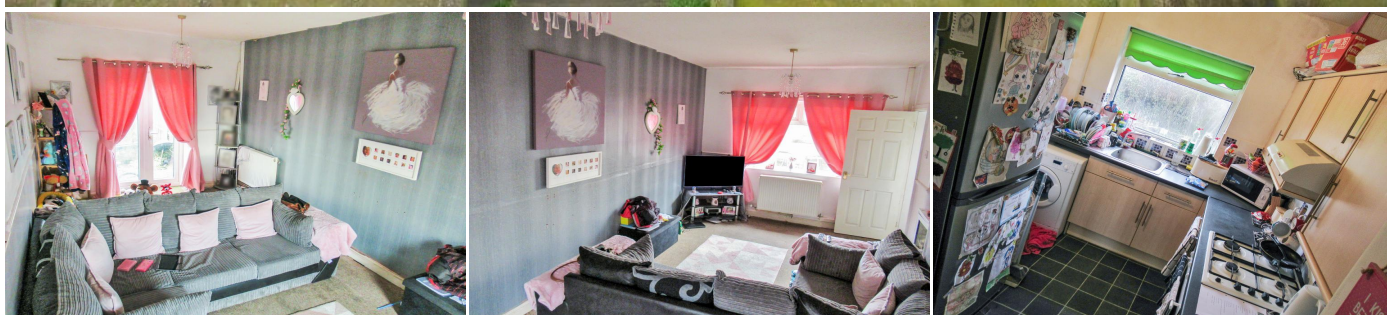


2 Bedroom Townhouse for Sale - £83,000

Iris Avenue, Kearsley, Bolton, Lancs, BL4 8LR



KEY FEATURES

- INVESTMENT OPPORTUNITY • TWO BEDROOMED END TOWNHOUSE • SOLD WITH TENANT IN SITU • POPULAR TENANT LOCATION • CURRENT YIELD OF 6% • OPPORTUNITY TO INCREASE YIELD • GAS CENTRAL HEATING/DOUBLE GLAZING • GARDENS TO FRONT AND REAR • SOME COSMETIC UPGRADING REQUIRED • VIEWING STRICTLY BY APPOINTMENT

Description

**** SOLD WITH TENANT IN SITU. A TWO BEDROOMED END TOWNHOUSE PROPERTY WITH AN ANNUAL YIELD OF 6%. ****

We are pleased to receive instructions to offer for sale this ex local authority semi-detached property being sold with tenant in situ and providing a current annual yield of approximately 6%. Further increase in yields are possible as the property requires some minor cosmetic upgrading.

Located in a popular residential area close to local amenities, the property is heated with gas fired central heating. The well proportioned accommodation comprises of entrance hallway, lounge/dining room, kitchen, good sized rear outhouse/utility room, two bedrooms and main bathroom. Externally, the property has gardens to the front and rear elevations.

Viewing of the property is strictly by appointment with our offices.

Accommodation:

Hallway:

Lounge/Dining Room: 19'3 x 10'10 (5.87m x 3.30m)

Kitchen: 8'3 x 7'5 (2.51m x 2.26m)

Outhouse/Utility Room: 12'1 x 6'6 (3.95m x 1.97m)

Bedroom 1: 14'3 x 8'11 (4.34m x 2.72m)

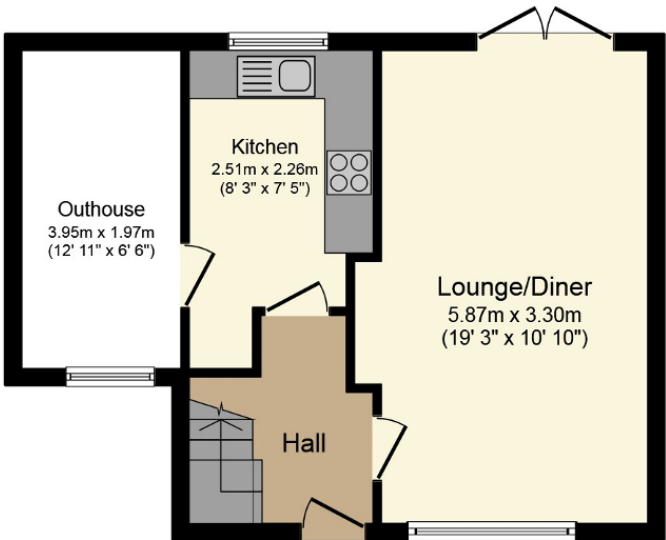
Bedroom 2: 10'7 x 9'7 (3.23m x 2.92m)

Bathroom: 7' x 5'9 (2.13m x 1.75m)

Fixtures and Fittings

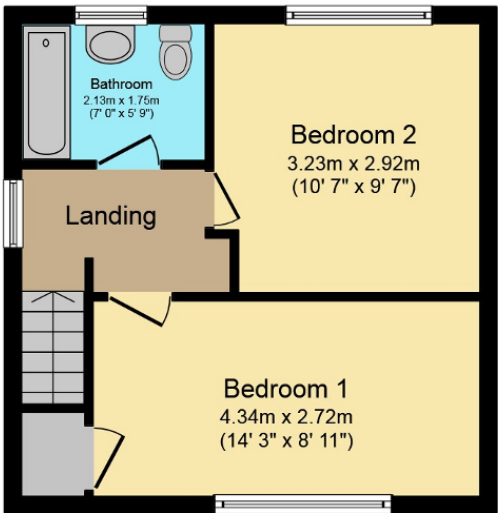
All fixtures and fittings to the property are by negotiation. The appliances and fittings have NOT been seen in working condition. The Agents are not competent to assess these areas. Interested parties are recommended to seek independent advice before committing themselves to purchase. Prospective purchases are advised to seek legal assistance to clarify the tenure, any boundaries or right of way prior to exchange of contracts.





Ground Floor

Floor area 33.3 sq. m. (358 sq. ft.) approx



First Floor

Floor area 33.3 sq. m. (358 sq. ft.) approx

Total floor area 66.6 sq. m. (717 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		