

1 Bedroom Flat for Sale - Offers Over £77,000

Gilbert Street, Stubbins, Ramsbottom, BL0 0PL



KEY FEATURES

- GROUND FLOOR FLAT • GREAT INVESTMENT BUY • SOLD WITH TENANT IN SITU • WELL PRESENTED THROUGHOUT • WALKING DISTANCE TO VILLAGE CENTRE • GAS CENTRAL HEATING • DOUBLE GLAZING • 6% RENTAL YIELD • VIEWING STRICTLY BY APPOINTMENT

Description

**** A GROUND FLOOR FLAT IN GOOD CONDITION THROUGHOUT. SOLD WITH CURRENT TENANT IN SITU PROVIDING A 6% YIELD ****

What a great investment buy! Are you a landlord looking to extend your rental portfolio in North Bury? This well presented ground floor flat is being offered to the sales market with the current long term tenant in situ. Providing a 6% rental yield with scope for further additional return, the property is a great addition to any landlords rental portfolio.

Presented to a good standard throughout and well maintained by the current tenant, the property benefits from gas fired central heating and the accommodation briefly comprises of entrance hallway, well proportioned lounge, fitted kitchen, double bedroom and white three piece bathroom suite.

The property has an EPC rating of D.

Viewings strictly through our offices please on 01204 88 2368.

Accommodation:

Entrance Hallway:

Lounge: 12'3 x 10'4 (3.73 x 3.15m)

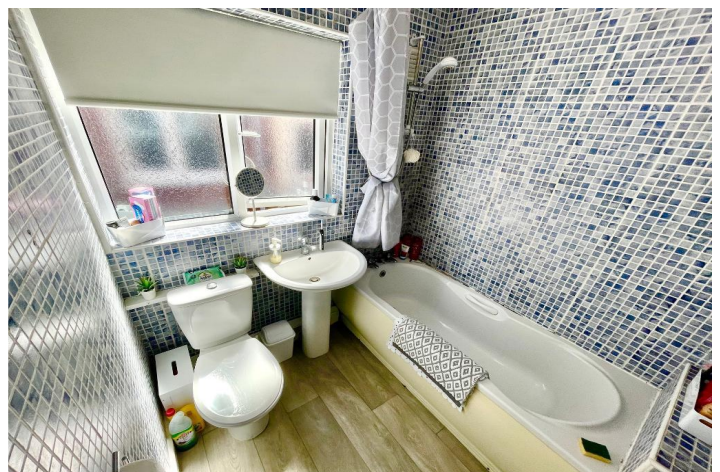
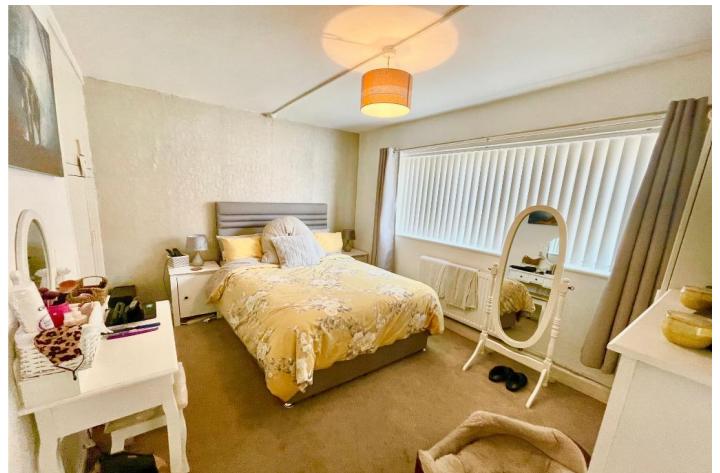
Kitchen: 8'11 x 6'8 (2.72m x 2.03m)

Bedroom 1: 12'4 x 9'2 (3.76m x 2.79m)

Bathroom: 6'1 x 5'10 (1.85m x 1.78m)

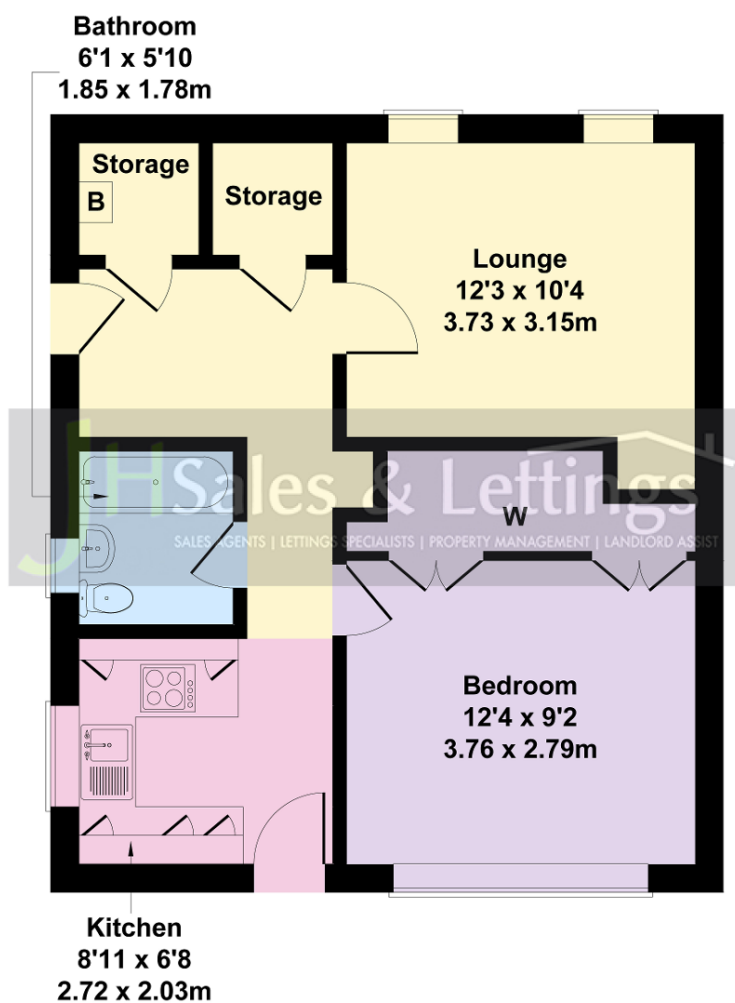
Fixtures and Fittings

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.



18 Gilbert Street, Ramsbottom

Approximate Gross Internal Area
549 sq ft - 51 sq m



Energy Efficiency

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		