



MISTORIA
ESTATE AGENTS



13 Alder Street Bolton

£165,000

Leasehold

Great starter investment opportunity. This 4 bed mini HMO is being sold with tenancy in situ and will be in demand for both new and established landlords.

Also available as part of a portfolio of 3.

Further details upon request.

- Mini HMO • 4 beds • Shared Kitchen and Bathroom • Popular and convenient location • Social housing tenancies in situ • 13% gross yield potential

Entrance

Bedroom 1

Double bedroom

Kitchen/Diner

Fitted wall and base units, white goods in-situ

First Floor

Bedroom 2

Double bedroom

Bedroom 3

Double bedroom

Bedroom 4

Double bedroom

Shower Room

3 piece suite comprising walk in shower cubicle, pedestal sink unit and W.C.

Full Description

Investment opportunity.

4 bed HMO conveniently positioned in Bolton sold with social housing tenancy in- situ.

Offering a gross annual income of £21,744 with a gross potential yield of 13% this property is also available as part of a portfolio of 3 with 2 like properties .

Briefly comprising;

Communal Kitchen/Diner

4 Bedrooms

Communal Shower room.

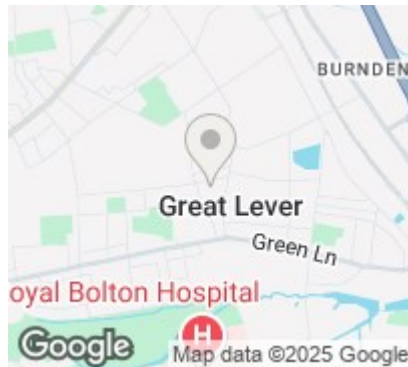
Well located in Great Lever an area increasingly popular this

property will be in demand

Further details available upon request.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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