



**MISTORIA**  
ESTATE AGENTS



**25 Mayfield Avenue**  
**Bolton**

**£295,000**  
**Leasehold**

#### INVESTMENT OPPORTUNITY

Attractive house share offering a mix of en-suite, non en-suite and a studio.

Sold with tenancy in situ, this is a professional house share with a gross annual of £35,000- 10% gross yield.

Benefiting from gas central heating, double glazing, off road parking, outside patio seating area. This house share comprises three double rooms, two en suite and a studio.

The property is sold fully tenanted and income generating providing a positive investment strategy for HMO investors.

The property is fully compliant and HMO licensed ( please note HMO licenses are not transferable upon sale )

Further details upon request.

Disclaimer: The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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

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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