



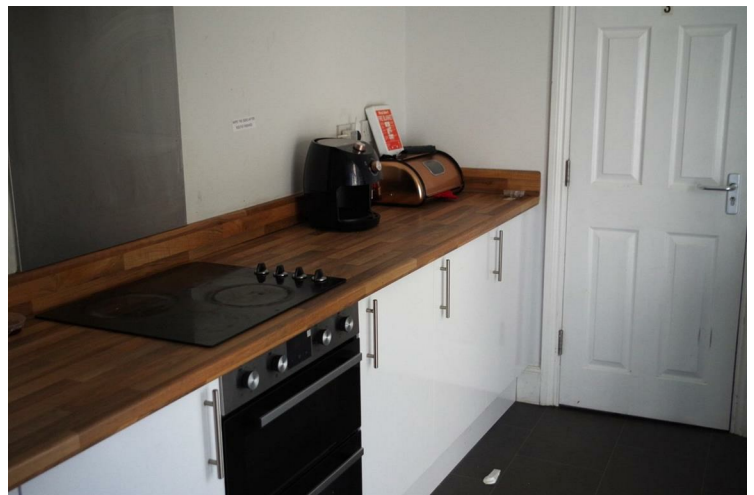
**MISTORIA**  
ESTATE AGENTS



## Room 1 187 Plodder Lane Bolton

**£120 Per Week**

An attractive house share with 5 en-suite bedrooms occupying a popular and convenient position close to the Royal Bolton Hospital. Fully let and revenue generating.





- Investment opportunity • 5 En-suite Bedrooms • Communal Kitchen and Dining Room • Fully let

#### Entrance Hall

Leading to;

#### Bedroom 1

En-suite Bedroom to front elevation.

#### Bedroom 2

En suite Bedroom to rear elevation

#### Kitchen

Storage units, built in oven and hob, Stainless steel sink unit.  
French doors leading to patio.

#### Dining Room

Dining Room leading from the kitchen area.

#### Showerroom

Additional shower room with W.C.

#### Landing

Leading to;

#### Bedroom 3

En-suite room to front elevation

#### Bedroom 4

Ensuite room to rear elevation

#### Bedroom 5

En suite room to rear elvation.

#### Exterior

Small garden frontage. Patio area to the rear.

#### Full Description

Investment opportunity.

An attractive house share with 5 en-suite bedrooms occupying

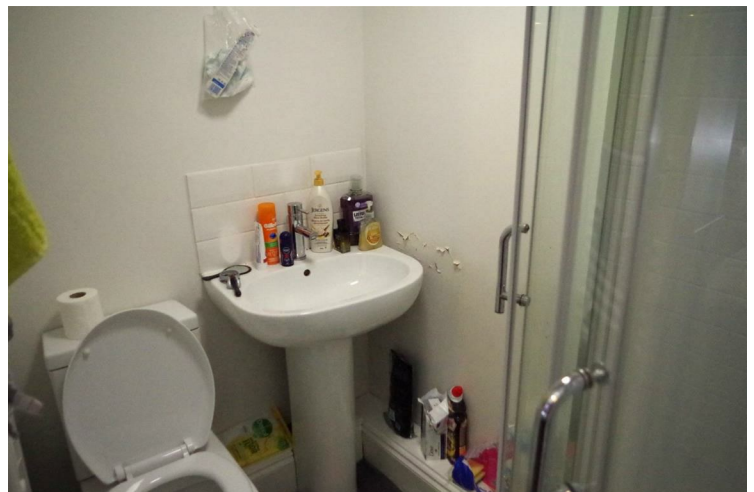
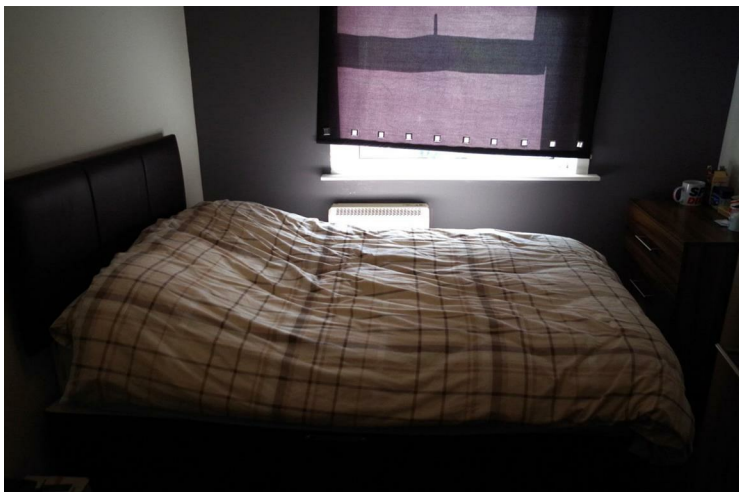
a popular and convenient position close to the Royal Bolton Hospital. Fully let and revenue generating this deal will be an attractive prospect for investors and a great entry level investment for those starting their HMO journey.

Briefly comprising; 2 en-suite Bedrooms to the ground floor plus communal Kitchen and separate Dining Room with additional W.C.

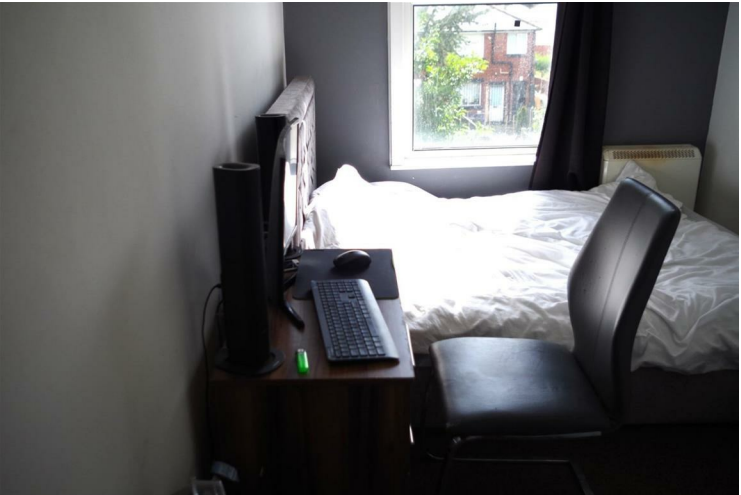
To the first floor are 3 further en-suite Bedrooms plus a small store room completing the accommodation.

Externally the property has a small walled garden to the front and an enclosed patio area to the rear.

The location is ideal for access to Bolton and Farnworth Town Centres and any hospital staff or workers at Logistics North. Viewing recommended to avoid disappointment.












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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

Bolton Mistoria  
108-110 Deansgate  
Bolton  
BL1 1BD

01204 800766  
info@mistoria.co.uk  
mistoria.co.uk

