



## 53 Bridgeman Street Bolton

**£175,000**  
**Freehold**

CASH PURCHASE  
INVESTMENT PROPERTY AVAILABLE

Nestled on Bridgeman Street in Bolton, this impressive four-bedroom house in multiple occupation (HMO) presents a remarkable investment opportunity for cash buyers. Spanning an area of 947 square feet, this period property boasts a charming character while offering modern living conveniences.

The residence features one spacious reception room, perfect for relaxation or entertaining guests. Each of the four bedrooms is designed to provide comfort and privacy, making it an ideal choice for tenants seeking a welcoming home. With four bathrooms, the property ensures that residents enjoy ample facilities, catering to the needs of a busy household.



- 4 double bedrooms • En-suite facilities • Communal Lounge/Kitchen • Vacant Possession •
- £24,000 PA • Digital intercom system • Sold furnished

#### Full Description

##### INVESTMENT PROPERTY AVAILABLE

Attractive 4 bedroomed househare. All rooms benefit from en-suite Shower Rooms and a communal Lounge/Kitchen.

With a convenient central location providing easy access to Bolton and Farnworth , close proximity to road and rail links and good local amenities the property will be in demand .

Available as part of a portfolio of two like properties.

Sold with tenancy in situ at £24,000 PA

Further information and viewings upon request.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(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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