



## Marsden House, Bolton, Greater Manchester BL1 2JX Price £80,000

\*\*\*\*CASH BUYERS ONLY\*\*\*\*

A well-presented, two-bedroom, Seventh floor apartment situated within walking distance to Bolton Town Centre with great access to transport links for access to Manchester City Centre and local areas and amenities. The property comprises hallway, an open plan lounge/dining area, two bedrooms with the main bedroom having an ensuite and a three-piece bathroom suite with a shower over the bath. The property benefits from electric central heating, double glazing, intercom access, neutral decoration, and neutral flooring. Externally there is an allocated car parking space.

This property is suitable for investors as it is currently being let out and has a rental yield per annum of £8,400.00.

\*\*\*TO BE SOLD WITH THE SITTING TENANCY IN PLACE\*\*\*

Lifestyle Sales and Lettings urge interested parties to arrange an internal inspection as soon as possible to avoid disappointment. MUST VIEW!

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order or fit for their purpose. Furthermore, Solicitors should confirm movable items described in the sales particulars and, in fact, included in the sale since circumstances do change during the marketing or negotiations. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced general information and it must not be inferred that any item is included for sale with the property.

Tenure - Leasehold

To be confirmed by the Vendor's Solicitors

Possession:

Being purchased with sitting tenants

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Letting

