



Tenure: Leasehold 875 years left Ground Rent: 100 p/a Service Charge: £1,020 p/a Council Tax Band: B EPC Rating: C

MINTON COURT, HOUGH STREET

- Ground Floor Two Bedroom Apartment with Own Front Door
- Newly Renovated Throughout (Redecoration & Carpets)
- Secure Gated Parking with Allocated Parking
- Ideal FTB or BTL Investment

£110,000



Regency



****MODERN GROUND FLOOR APARTMENT WITH OWN FRONT DOOR IN CENTRE OF DEANE - IDEAL FTB OR BTL INVESTMENT**** Two Bedrooms - Redecorated & New Carpets - Secure Gated Parking - Excellent Transport and Amenities - Modern Open Plan Kitchen & Bathroom - No Chain & Vacant Possession A very well designed and lovely appointed ground floor apartment set in a very convenient position on Hough Street/Deane Road, Deane. The apartment block was built in 2005 and has regularly rented out but recently been renovated with new carpets and redecoration throughout. It is ideally located within walking distance for all the local shops and across the road from the local bus routes. It is also less than 5 minutes from the M61 motorway network, Middlebrook Retail Park and Bolton train station. The apartment would ideally suit anyone looking to downsize, first time buyers or as a BTL investment returning £750PCM (8%yield). All gas and electric certs in place ready to be rented out. The property briefly comprises of ramped access up to its own front door, entrance porch, spacious open plan lounge/diner/kitchen which is flooded with light from the large windows. The fully fitted modern kitchen comes with a range of wall and base units space for fridge/freezer and plumbing for washer, two double bedrooms all complimented by a fully tiled 3 piece bathroom. There are blinds to all windows, combi-boiler and intercom system. Apartments of this standard in this location and needing no work rarely come on the market for sale. Please call the office for more details or arranging a viewing.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA : 459 sq.ft. (42.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

OFFICE
29 Lee Lane
Horwich
Bolton
Lancashire
BL6 7AY

T: 01204 695919
E: sales@regencystates.co.uk
W: www.regencystates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements