



HACKEN LANE, BOLTON

£150,000

- Modern Three Bedroom Mid-Terrace Home
- Ideal for FTB or BTL Investors (Currently Rented as Serviced Accommodation)
- Modern Kitchen & Bathroom, Downstairs W/C and High Quality Fixtures & Fittings
- No Chain & Vacant Possession

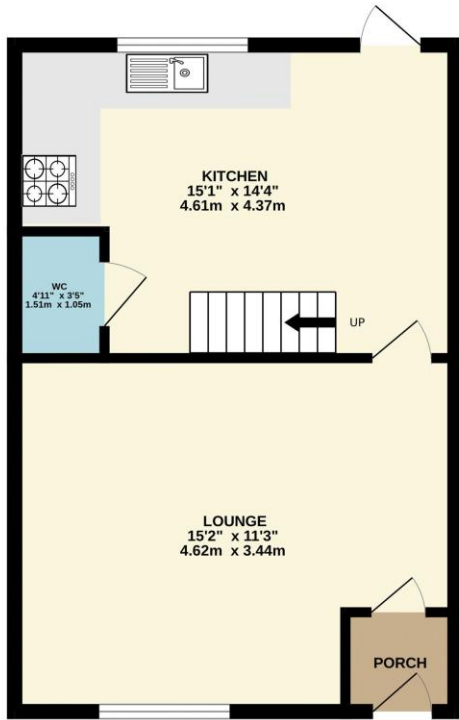




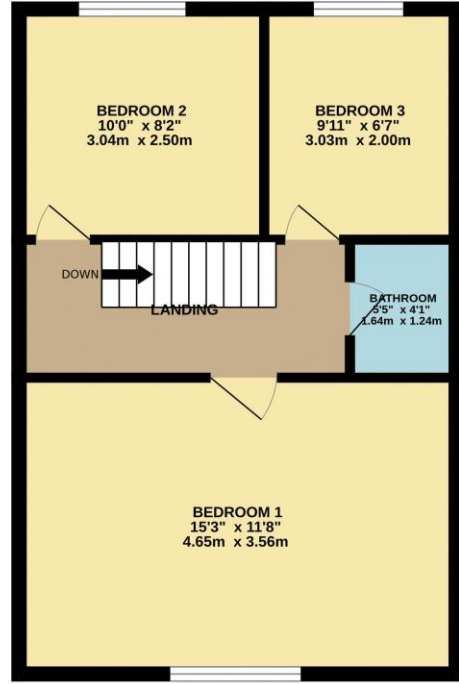
****FULLY BOOKED FOR VIEWINGS** **FULLY RENOVATED HIGH QUALITY THREE BEDROOM PROPERTY**** Ideal FTB/BTL - Stunning Condition - Downstairs W/C - No Chain & Vacant Possession - Finished to a High Standard The owner has created a turn key 'show home' finish ready to move straight in for any first time buyers or investors with the option of purchasing the furniture available. The property has been rented out via AirBnB offering serviced accommodation and returns a high yield as an investment opportunity or could be let out on a basic AST. The home comprises of entrance hallway with door into the spacious lounge with feature wall, through to large kitchen with downstairs W/C. The kitchen has a range of wall and base units with integrated appliances including fridge/freezer, washer, hob and access to the rear garden with patio area. To the 1st floor the home has been reconfigured to create three bedrooms including the large master to the rear, finished to a high standard and complimented by a stunning tiled three piece shower room. Externally there is ample on road parking for several cars to front of the house and to the rear an enclosed patio ideal for entertaining. It is within walking distance of the centre of Darcy Lever and Leverhulme Park whilst it is a short drive to the centre of Bolton and a number of train links for access into Manchester and beyond. There are excellent local amenities, cafes and pubs nearby with renowned schools and countryside walks are close by, it really is the best of both worlds! Please call the office to arrange a viewing or for any further details.



GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**COUNCIL TAX BAND:
A**

**TENURE:
LEASEHOLD**

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