



RESIDE

BOLTON



917 Marsden House Marsden Road
, Bolton, BL1 2JX

Asking Price £100,000



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Investment or Future Home Opportunity – 2
Bedroom Apartment with Tenant in Situ

This spacious apartment is offered with a tenant in situ under contract until July 2026, making it ideal for investors or private buyers willing to wait until the tenancy ends. The property comprises a generous master bedroom with en-suite, a well-proportioned second bedroom, and a useful third room suitable for storage or a home office. The open-plan lounge, kitchen, and dining area offers modern living space, complemented by additional hallway storage.

Externally, the apartment benefits from a dedicated parking space and is conveniently located in the town centre, close to shops, restaurants, and transport links.

Currently achieving £800 pcm, the property offers a gross rental yield of approximately 9.6% (before fees), providing a strong return for buy-to-let investors.

Internal
This stylish apartment offers contemporary open-plan living with a spacious lounge, kitchen and dining area. The large master bedroom benefits from an en-suite, complemented by a second double bedroom and a separate home office. A modern three-piece family bathroom completes the layout, making this an ideal home for professionals or small families.

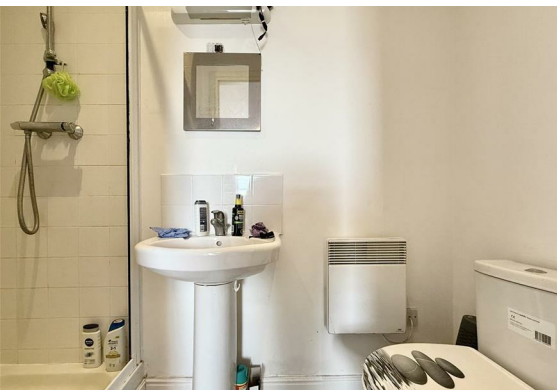
External
Marsden House is a modern apartment development located in the heart of Bolton town centre. The building offers secure entry, lift access to all floors, and well-kept communal areas. Many apartments feature open-plan layouts with Juliette balconies, double glazing, and the option of allocated or



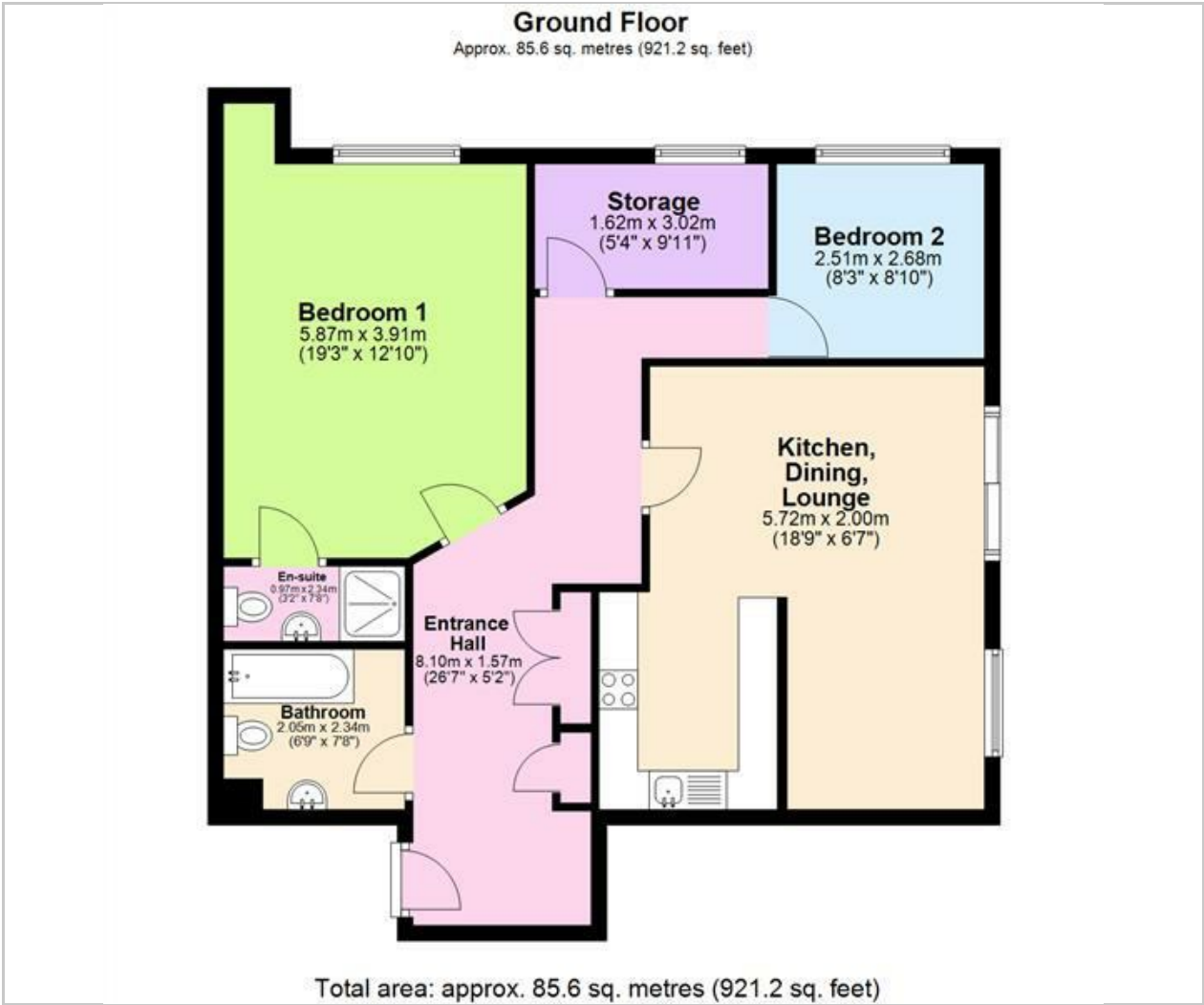


underground parking. Its central location provides excellent access to shops, restaurants, and transport links, making it a popular choice for professionals and small families.

- Investment Opportunity
- Strong Rental Yields
- Generous Rooms
- Town Centre Location
- Off Road Parking
- Recently Redecorated Throughout
- EPC D



Floor Plan

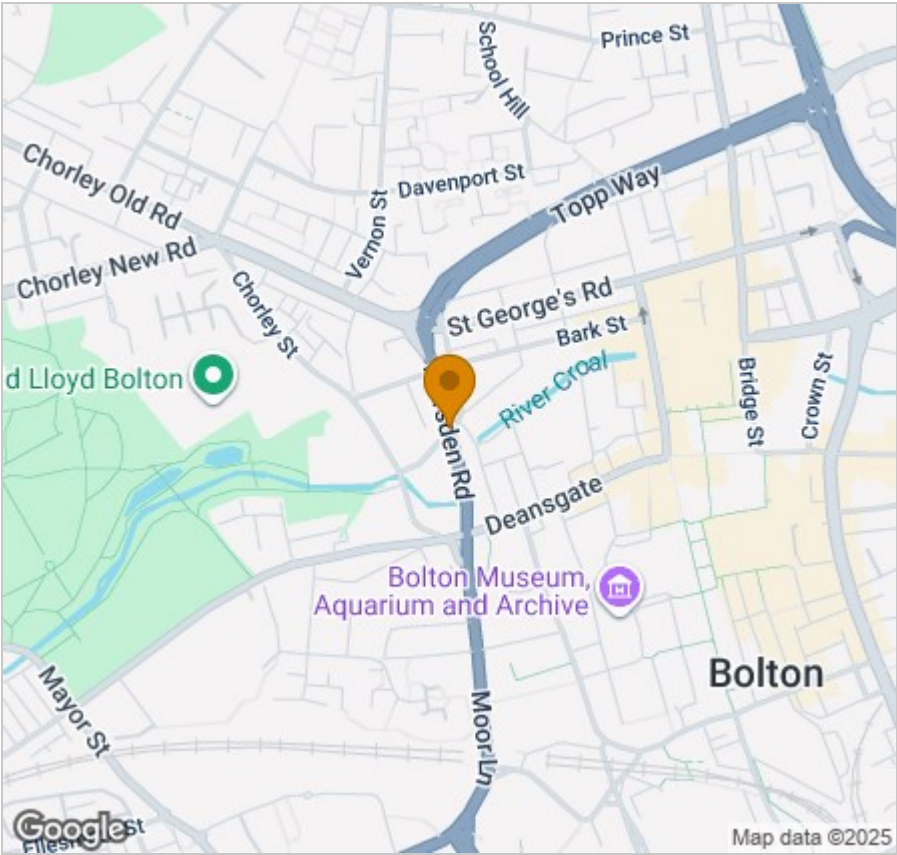


Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

