



**5 Churchside, Farnworth  
Manchester BL4 9SG**

**£59,950**

Hyde Estates are pleased to offer this one bedroom, ground floor maisonette for sale. Offering an excellent investment opportunity with a 9% return before disbursements, the property is currently let to a longstanding tenant, generating an income of £5,400 per annum.

Churchside is positioned off St James Street from Buckley Lane A5082 in Farnworth close to many amenities, with excellent links to the motorway network.





## Accommodation

Briefly comprising; vestibule entrance leading to living room, the kitchen has matching wall and base units together with contrasting work tops, plumbing for a washing machine, 4 plate electric hob/oven/grill and extractor hood. Off the hallway is understairs storage, a double bedroom and bathroom with suite of wc, washbasin and bath with overhead electric shower.

## Room Measurements

Living Room: 13`1" x 10`4"

Kitchen: 8`8" x 6`9"

Bedroom 1: 13` x 11`

Bathroom: 8`7" x 4`8"

## Additional Information

The property benefits; wall mounted electric heaters and uPVC double glazed windows.

## Parking

Ample unallocated parking available.

## Service Charge

We understand from the Vendor that the service charge is £850 per annum split into monthly payments.

## Tenure

We understand from the Vendor that the property is Leasehold, subject to a 999 year lease which commenced in January 1996. Annual ground rent of £50.

## Council Tax

Bolton Council, Band A.

## Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

## Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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