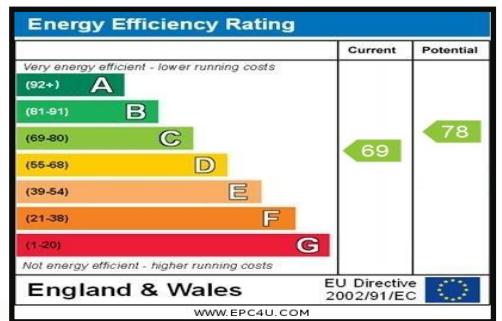
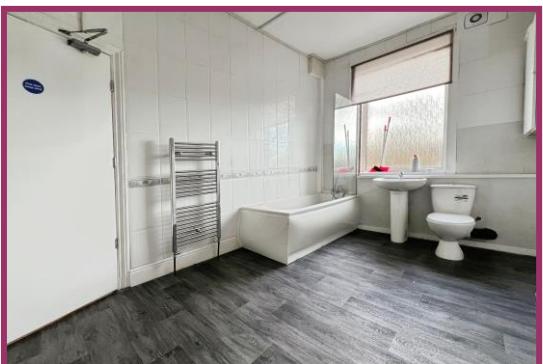


**WALMERSLEY ROAD, BURY, BL9 6DX**



- Attention Landlords/ Speculators
- Ready Made Investment
- Opportunity
- A Vacant, Furnished Licensed
- Fitted Kitchen Diner, Cellar, Parking
- Hopefully Ready To Rent Quickly
- Estimated Annual Income £33,000



**Guide Price £265,000**

**BOLTON**

11 Institute St, Bolton, BL1 1PZ

T: 01204 381 281

E: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk)

Incorporating: Wright Dickson & Catlow, WDC Estates

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Offered for sale via auction with a partner company Pugh and Co is this significant building that extends to around 1,980 square feet / 184 square meters over three levels. We are advised that the property is a licensed five bedroom Home of Multi Occupancy (HMO) with Bury Council, though it has not yet been occupied. The five bedrooms are furnished, the fire alarm system is in place, there is a fitted kitchen / diner with appliances, and hopefully this property is ready to let quickly and start generating income for you. It is likely going to be of interest to landlords, and property speculators. As a rough guide, it is estimated that each room could rent for around £550 per month which could be a monthly income of £2,750 and an annual income of £33,000 (presuming prices achieved and full occupation). The accommodation on offer is well presented throughout, with quality carpeting, gas central heating, an alarm system, a fire alarm system, double glazing and briefly comprises: entrance vestibule, reception hallway, two furnished bedrooms to the ground floor, ground floor kitchen/diner complete with appliances including a dishwasher, first floor landing, two first floor furnished bedrooms and a three-piece bathroom suite, upper floor landing, shower room suite, fifth furnished bedroom, and an upper floor communal lounge. Externally there are easy maintenance gardens, and vehicle door to the rear which creates private off road parking. As you would expect with an auction property, the property is sold with no further upward chain delay. This really is a superb and ready made investment opportunity, in the first instance a walkthrough viewing video is available to watch, then a viewing appointment can be arranged by calling Cardwells Estate Agents Bury on 01617611215, emailing [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk) or visiting [www.cardwells.co.uk](http://www.cardwells.co.uk)

#### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Entrance Vestibule** 3' 11" x 2' 10" (1.194m x 0.861m) Double UPVC entrance doors, mosaic tiling to the floor, internal door into the reception hallway.

**Reception Hallway** 14' 6" x 3' 11" (4.428m x 1.192m) radiator, fire alarm control panel.

**Kitchen/ Diner** measured at to maximum points. A quality fitted kitchen with an excellent range of matching: drawers, base and wall cabinets, integrated dishwasher, freestanding fridge/freezer, oven/grill, gas hob, extra extractor, scratch resistant stainless steel sink and drainer with mixer tap over, UPVC window overlooking the rear garden,, radiator, PVC rear entrance door, door off to stone steps which lead to the cellar.

**Ground Floor Bedroom 1** 17' 9" x 12' 11" (5.409m x 3.943m) UPVC bay window to the front complete with Fitted Blinds, quality carpeting, feature marble fireplace and surround, furnishing in situ include: bed frame with mattress, wardrobe wrapped in protective film, lounge chair, table and chair, bedside drawers, chest of drawers, radiator, neutral decorations.

**Ground Floor Bedroom 2** 14' 6" x 13' 0" (4.426m x 3.963m) Large UPVC window to the rear with fitted blinds, quality carpeting, radiator, neutral decorations, furniture in situ at the time of writing, bedframe, mattress, lounge chair, drawers, table and chair.

**First Floor Landing** 14' 7" x 5' 10" (4.438m x 1.772m) Large UPVC window to the rear enjoying the greenery to the rear.

**First Floor - Bedroom 3** 17' 6" x 14' 6" (5.342m x 4.412m) Twin UPVC windows to the front each with fitted blinds, quality carpet, neutral decorations, radiator. Furniture in situ at the time of our visit: single bedframe, mattress, lounge chair, double wardrobe and drawers, triple wardrobe, table and chair.

**First Floor - Bedroom 4** 14' 7" x 10' 1" (4.437m x 3.064m) UPVC window to the rear with fitted blind, quality carpeting, radiator, neutral decorations, Furniture in situ at the time of our visit: single bedframe, mattress, double wardrobe and drawers, matching drawers, lounge chair, table and chair.

**First Floor Bathroom** 12' 4" x 8' 7" (3.763m x 2.622m) A generously sized bathroom comprising bath with fit fitted glass shower screen, pedestal wash hand basin, WC concealed Main Combi 30 HE boiler, extractor, ceramic wall tiling, frosted UPVC window.

**Upper Floor Landing** Quality carpeting, emergency lighting.

**Upper Floor Communal Sitting Room** 10' 6" x 10' 3" (3.208m x 3.114m) Velux double glazed window, neutral decorations, radiator. At the time of our visit there was a double wardrobe and drawers in situ.

**Upper Floor Shower Room** 8' 4" x 7' 8" (2.544m x 2.337m) A three-piece shower room suite comprising: shower enclosure, pedestal wash hand basin and dual flush WC, Velux double glazed sky window, heated towel rail.

**Cellar** Stone steps lead down from the kitchen to the seller which has a stone flagged floor, generous head height, radiator, modern style metal box RCD fuse box, gas and electric metres.

**Parking** There is a vehicle up and over door to the rear which would allow for off-road parking access to the rear of the property.

**Garden** The rear garden is fully enclosed and paved for easy maintenance. The front garden is elevated and neatly laid to lawn.

**Chain Details** The property is vacant and sold with no further upward chain delay.

**Auction** The property is being sold via auction, offers in advance of the auction date would have to be under auction conditions, this would mean the property stays up for sale until contracts are exchanged. Offers should be made to Pugh and Co.

**Plot Size** Cardwells Estate Agents Bury premarketing research shows that the overall approximate plot size is around 0.03 of an acre.

**Tenure** The premarketing research that Cardwells Estate Agents Bury have completed shows that the property is FREEHOLD. We encourage all interested parties to seek clarification of this from their solicitor.

**Council Tax** The property is situated in the Borough of Bury and is therefore liable for Bury Council Tax. The property is B rated which is at an approximate annual cost of £1,878 (at the time of writing).

**Conservation Area** Cardwells Estate Agents Bury pre-marketing research indicates that the property is not set within a conservation area.

**Flood Risk** Cardwells Estate Agents Bury pre-marketing research indicates that the family home is in a position which is regarded as having "No" risk of flooding.

**Disclaimer** This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Estate Agents Bury, or any staff member in any way as being functional or regulation compliant. Cardwells Estate Agents Bury do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells estate Agents Bury are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). "Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd"

