



Bolton Road,

£195,000

**** SOLD WITH TENANTS IN SITU ****

*** TWO CONVERTED FLATS * CONVERTED FROM DR'S SURGERY * SOLD AS ONE UNIT ***

*** SEPARATE ACCESS * GARDENS * PARKING * GARAGE ***

Investment property - for sale with tenants in situ. This former doctor's surgery has been converted into two flats - one on the ground floor and one on the first floor. Each having one double bedroom, lounge kitchen and bathroom.

To the outside there is parking, gardens and garage.

Each flat has its own utility meters.



Ground Floor Flat

Entrance Hall

With two radiators.

Lounge

13'2" x 11'10" (4.01m x 3.61m)

With radiator.

Kitchen

8'8" x 5'2" (2.64m x 1.57m)

With stainless steel sink unit, gas cooker, part tiled walls.

Shower Room

Three piece suite, part tiled walls and heated towel rail.

Bedroom

9'3" x 9'7" (2.82m x 2.92m)

With fitted wardrobes and radiator.

First Floor Flat

Entrance

Staircase to:

Landing

With store cupboard.

Lounge

12'1" x 12'8" (3.68m x 3.86m)

With electric heater.

Bathroom

Two piece modern white suite.

Separate WC

With low suite wc.

Kitchen

8'7" x 6'6" (2.62m x 1.98m)

Light oak effect fitted kitchen having a range of wall and base units incorporating electric cooker, plumbing for auto washer.

Bedroom

9'9" x 9'9" (2.97m x 2.97m)

With fitted wardrobes and electric heater.

Exterior

To the outside there are gardens, driveway and garage.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 2nd exit onto Idle Rd, turn left onto Bolton Rd and the property will be seen displayed via our For Sale board.

TENURE

The whole property is FREEHOLD.

Council Tax Band

The Ground Floor apartment is band A / Bradford.

EPC

We have individual EPCs for each flat. Flat 1 is 51E. Flat 2 is 70C.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) 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			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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