

TENANTED PROPERTY AUCTION PACK



INVESTMENT INFORMATION

Hough Lane, Bromley
Cross, Bolton, BL7

228091576





PROPERTY DESCRIPTION

Our latest listing is in Hough Lane, Bromley Cross, Bolton, BL7

This property has a potential to rent for **£1,933** which would provide the investor a Gross Yield of **8.6%** if the rent was increased to full market rate.

With a location that allows for easy access to local amenities, and a space that has been well kept, this property would be a reliable addition to an investors portfolio.

Please read full legal pack for detailed property information.

Don't miss out on this fantastic investment opportunity...



Hough Lane, Bromley
Cross, Bolton, BL7

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Property Key Features

4 Bedrooms

2 Bathrooms

Spacious Rooms

Easy Access to Local Amenities

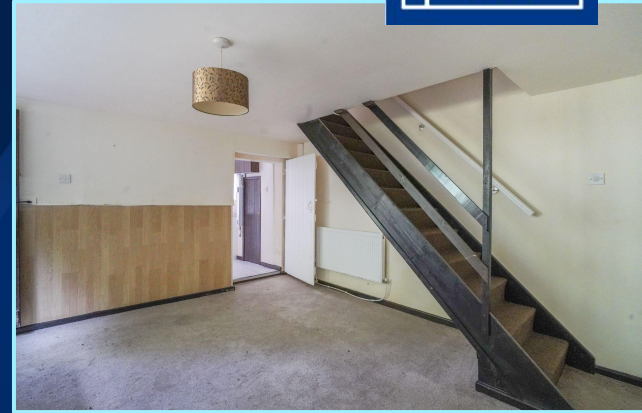
Factor Fees: In Legal Pack

Ground Rent: In Legal Pack

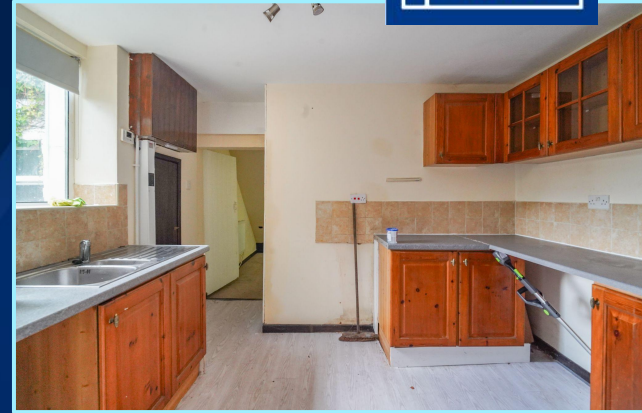
Lease Length: In Legal Pack

Market Rent: £1,933

Lounge



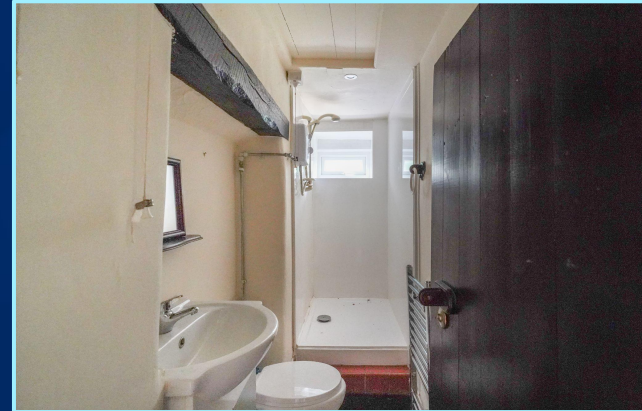
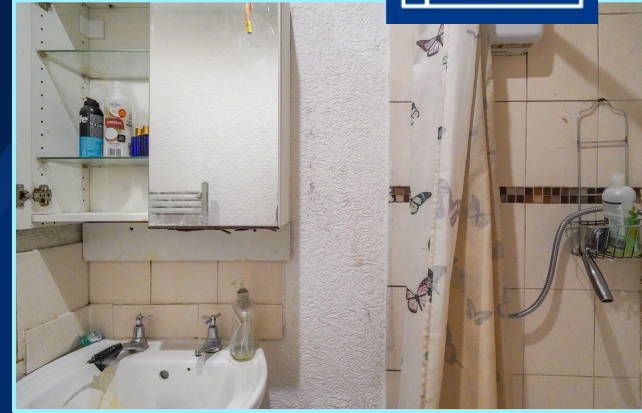
Kitchen



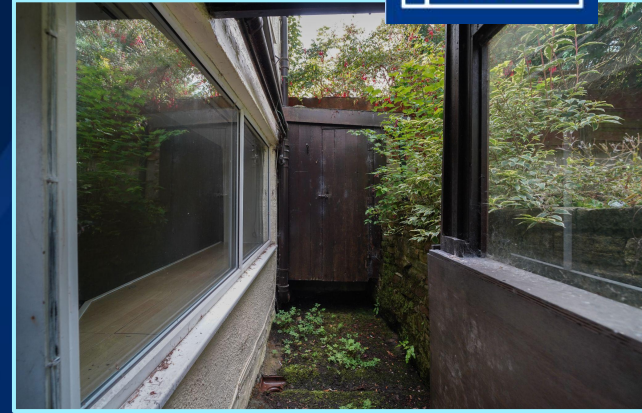
Bedrooms



Bathroom



Exterior



Purchase Outlay



ASSUMED PURCHASE PRICE

£269,000

10% Deposit (£5,000 Minimum) **£26,900**

Buyers Premium **£6,000**

Paid On Accepted Bid **£32,900**

Purchase Balance **£242,100**

SDLT Charge **£16,900**

Est. Legal Fees **~£1,000**

Balance Paid On Settlement **£260,000**

Your total all in costs would be ~£260,000 after taxes and fees based on a purchase price of £269,000. These figures exclude any additional costs that may exist within the legal pack. Please review the legal pack and special conditions before proceeding with a bid.

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £330,000.



£330,000

4 bedroom end of terrace house for sale

Darwen Road, Bromley Cross, BL7

NO LONGER ADVERTISED

Marketed from 18 May 2026 to 8 Aug 2026 (81 days) by Miller Metcalfe, Harwood

+ Add to report



£320,000

4 bedroom terraced house for sale

Dunscar Grange, 515 Darwen Road, Bromley Cross, BL7

CURRENTLY ADVERTISED

SOLD STC

Marketed from 10 Aug 2026 by Roe & Co Residential Sales and Lettings, Bolton

+ Add to report

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £2,400 based on the analysis carried out by our lettings team.



£2,400 pcm

4 bedroom detached house

Cotton Meadows, Bolton

CURRENTLY ADVERTISED

Marketed from 20 Aug 2026 by Newton & Co Ltd, Bolton

+ Add to report



£1,950 pcm

4 bedroom detached house

Baileys Cottage, 13-15 Pocket Nook Road, Lostock, Bolton, BL6 4HN

NO LONGER ADVERTISED

LET AGREED

Marketed from 25 Feb 2026 to 1 Jul 2026 (125 days) by Prime Lettings & Management, Bolton

+ Add to report



Hough Lane, Bromley Cross, Bolton, BL7

PROPERTY ID: 228091576

Interested in this
property investment?

Call us on
0161 394 2637

Tenanted Property Auctions is not liable for any inaccuracies within this investment pack. All information was provided by the property seller, their solicitor or by a 3rd party RICS Chartered Surveyor.