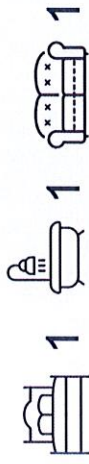


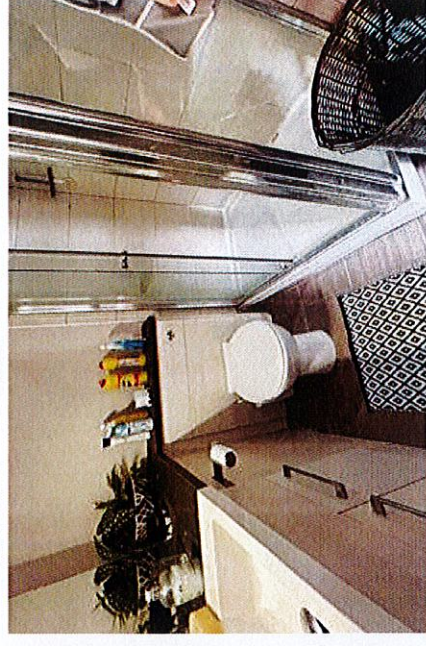
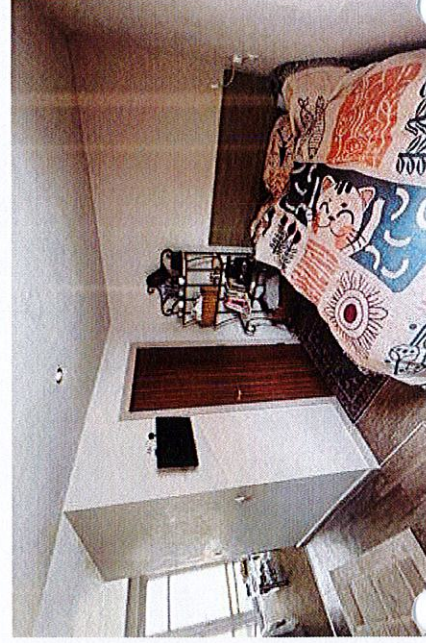
The Gatehouse, Trinity Court, Crook Street, Bolton

£65,000



Key Features

- Great investment opportunity
- Fantastic range of amenities
- Council Tax Band A
- Modern studio
- EPC Rating B
- Tenant in situ
- Opposite the train & bus station





Ideal for investors, this property also comes with a tenant in situ, making it an excellent investment opportunity. Welcome to this delightful double studio, currently listed for sale.

The property boasts a beautiful open-plan kitchen, living area and bedroom.

The studio comprises double bed area, the bathroom is well-appointed with a convenient walk-in shower cubicle, ensuring a refreshing start to your day.



One of the unique features of this property is the parking space, a valuable asset in any busy city. Another major advantage is its ideal location, being directly opposite to both a train and bus station. This is perfect for commuters or those who enjoy exploring the local area.

Furthermore, the property is within close proximity to various local amenities and public transport links, making your daily life more convenient. With an impressive EPC rating of 'B' and a council tax band 'A', this property is not only comfortable but also economical.

Tenure & Council Tax Band

We are advised that the property is Leasehold (£262.71 per annum with 188 years remaining). Service charge is £933.60 per annum. The property is within Bolton Council Tax Band A.



Kitchen Area
A range of both base and wall units with electric hob and integrated fridge.

Bedroom Area
Lino flooring, DG upvc window, electric heaters and ceiling spotlights.

Shower Room
Part tiled three piece shower room comprising wc, hand basin, fitted cupboards and shower cubicle.

External
A small communal garden is located to the front of the building. There is a communal car park for use which is on a first come first serve basis.

Disclaimer
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Lounge Area

Lino flooring, DG upvc window, electric heaters and ceiling spotlights.

