



20 Bradford Avenue
Bolton

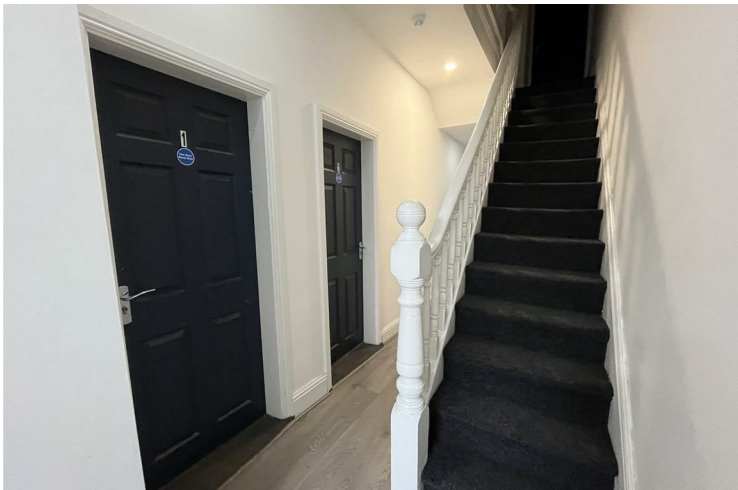
£355,000

Freehold

INVESTORS
INSTANT EARNER
MANAGEMENT OFFERED
ALL ENSUITE ROOMS

Exceptional 6-Bedroom HMO Investment | Fully Tenanted | 11% NET Return

An outstanding opportunity to acquire a high-yielding 6-bedroom HMO investment property in a well-connected and highly desirable area of Bolton. 20 Bradford Avenue is a fully licensed and fully tenanted House in Multiple Occupation, producing income from working professional tenants, making this an instant income-generating asset from day one.



- 6 En suite Bedrooms • All bills included • Fully Furnished • Professional Let • Fully Managed Option • Gas Central Heating • Double Glazed

Entrance Hall

Entrance door, Radiator, Stairs, Under Stairs Storage.

Bedroom 1 En Suite

Double Glazed box bay, radiator, furnished.
Shower, Basin, WC, Heated towel rail.

Bedroom 2 En Suite

Double glazed window, Radiator, Furnished.
Shower, Basin, WC. Heated Towel Rail.

Lounge/ Diner/ Kitchen

Double glazed windows, double glazed entrance door, Radiator, fitted kitchen tiled ceramic flooring, Furnished.

Plant Room/Utility

Double Glazed window to side
Boilers and Electrical Systems
Sink , radiator

Landing

Bedroom 3 En Suite Dressing Room

Double glazed window, radiator,
Dressing Room, Range of wardrobes, drawers
Shower, basin, WC, heated towel rail
Fully furnished

Room 4 En Suite

Double glazed window to rear, radiator furnished,
Shower, basin, WC, heated towel rail.

Room 5 En Suite Bathroom

Double glazed window to rear, radiator, Furnished.
Bath, shower over, WC, basin, ceramic tiling, heated towel rail.

Room 6 En Suite

Double glazed window To front, radiator, furnished
Shower, basin, WC, heated towel rail.

Outside Front

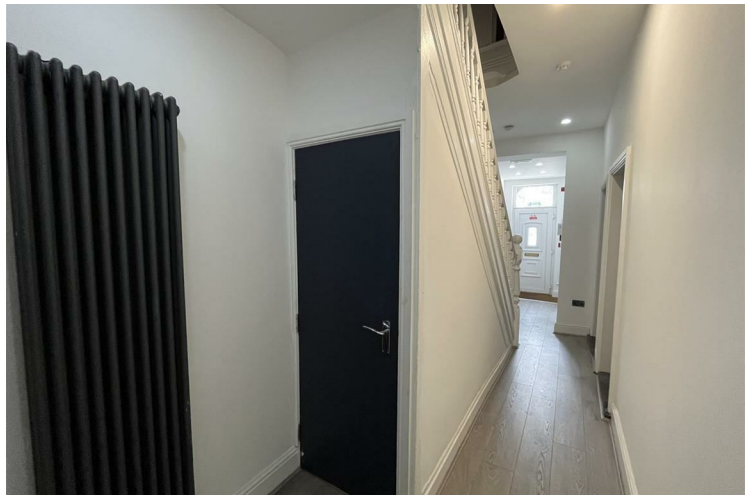
Off road parking for two vehicles,

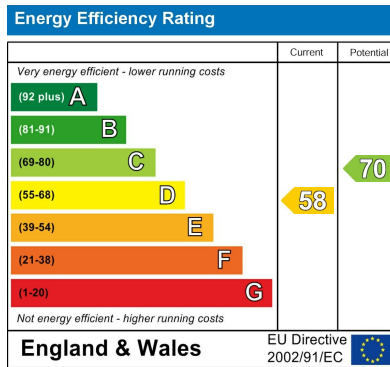
Out side Rear

Enclosed rear yard entrance via wooden gate, Space for seating area.

Landing.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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