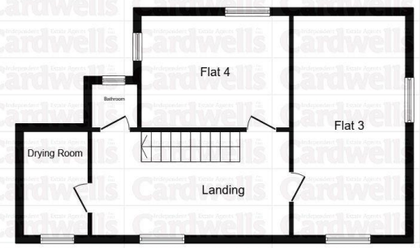


Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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HAYNES STREET, BOLTON, BL3 3QN



- Four flat HMO/annual rent of circa £24,000
- Healthy 10% yield/Freehold tenure
- Currently fully occupied/ideal location
- Flats one, two and three shared bathroom
- Flat four complete with ensuite bathroom
- Communal dining kitchen/rear garden
- Warmed by gas C.H/uPVC double glazed
- Viewings highly recommended



£240,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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Incorporating: Wright Dickson & Catlow. WDC Estates

Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.

Cardwells Estate Agents Bolton are delighted to offer to the market this four bedroom HMO situated just outside Bolton town centre in the ever popular Morris Green area of Bolton. This is the perfect opportunity to purchase a currently fully occupied property which we are advised is generating circa £24,000 per annum which represents a more than healthy yield of 10%. Ideally situated for tenants with bus and rail networks all within comfortable distance with excellent amenities on the doorstep. Briefly comprising: Communal entrance door to the ground floor giving access to Flats one and two with a well appointed shared dining kitchen, landing giving access to Flats three and floor which comes with its own bathroom, a shared three piece bathroom suite and a storage/drying room housing the gas combination boiler. To the outside is readily available on street parking and there is an enclosed rear garden with the potential to create off road parking if required. Viewings are readily available for the communal and outdoor facilities, seven days a week via Cardwells Estate Agents Bolton on 01204 381281 or via email at bolton@cardwells.co.uk. In the first instance there is a walk through video of the above mentioned internal areas for your perusal.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

uPVC entrance door into.

Communal reception hallway: 4' 7" x 19' 11" (1.40m x 6.07m) Wall mounted radiator, uPVC double glazed window.

Access to Flats one and two.

Shared kitchen: 12' 5" x 13' 5" (3.78m x 4.09m) Professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, worktops, four ring gas hob with extractor above, oven, freestanding white goods, two uPVC double glazed windows, wall mounted radiator, uPVC door giving access to the rear.

Landing: 4' 7" x 21' 3" (1.40m x 6.47m) uPVC double glazed window.

Access to Flats three and four.

Shared bathroom: 6' 4" x 5' 6" (1.93m x 1.68m) Three piece suite comprising Wc, pedestal wash basin, walk in shower cubicle, frosted uPVC double glazed window, wall mounted heated towel rail.

Access to a drying room/utility housing the gas combination boiler.

Outside: To the outside is an enclosed garden with readily available on street parking and an opportunity to create off road parking if desired.

Plot size: Cardwells Estate Agents Bolton pre market research indicates that the plot size is approximately 95m2.

Tenure: Cardwells Estate Agents Bolton pre market research shows that the property is of a freehold tenure.

Flood risk information: Cardwells Estate Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton pre market research indicates that the property is not in a conservation area.

Council tax: Cardwells Estate Agents Bolton pre market research indicates that the property is council tax band A and the current cost is approximately £1,600.00 per annum payable to Bolton council.

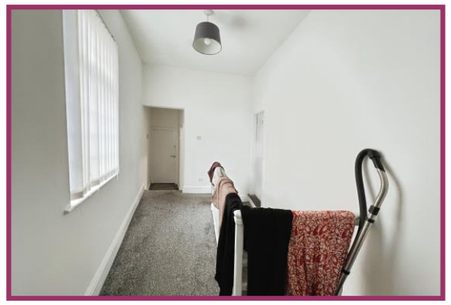
Total area: Cardwells estate agents Bolton research indicates approximate area of 1074 sq ft

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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, or any staff member in any way as being functional or regulation compliant. Cardwells 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 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









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