



**5 Churchside, Farnworth  
Manchester BL4 9SG**

**£59,950**

Hyde Estates are pleased to offer this one bedroom, ground floor maisonette for sale. Offering an excellent investment opportunity with a 9% return before disbursements, the property is currently let to a longstanding tenant, generating an income of £5,400 per annum.

Churchside is positioned off St James Street from Buckley Lane A5082 in Farnworth close to many amenities, with excellent links to the motorway network.





## Accommodation

Briefly comprising; vestibule entrance leading to living room, the kitchen has matching wall and base units together with contrasting work tops, plumbing for a washing machine, 4 plate electric hob/oven/grill and extractor hood. Off the hallway is understairs storage, a double bedroom and bathroom with suite of wc, washbasin and bath with overhead electric shower.

## Room Measurements

Living Room: 13`1" x 10`4"

Kitchen: 8`8" x 6`9"

Bedroom 1: 13` x 11`

Bathroom: 8`7" x 4`8"

## Additional Information

The property benefits; wall mounted electric heaters and uPVC double glazed windows.

## Parking

Ample unallocated parking available.

## Service Charge

We understand from the Vendor that the service charge is £850 per annum split into monthly payments.

## Tenure

We understand from the Vendor that the property is Leasehold, subject to a 999 year lease which commenced in January 1996. Annual ground rent of £50.

## Council Tax

Bolton Council, Band A.

## Fixtures & Fittings

Carpets, curtains, and light fittings available by negotiation. We have not tested any appliances or electrical items.

## Viewings

To be arranged via Hyde Estate & Letting Agents 0161 773 4583.



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92-100) A                                  |         |           | (92-100) A                                                      |         |           |
| (81-91) B                                   |         |           | (81-91) B                                                       |         |           |
| (69-80) C                                   |         |           | (69-80) C                                                       |         |           |
| (55-68) D                                   |         |           | (55-68) D                                                       |         |           |
| (43-54) E                                   |         |           | (43-54) E                                                       |         |           |
| (31-42) F                                   |         |           | (31-42) F                                                       |         |           |
| (1-30) G                                    |         |           | (1-30) G                                                        |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |

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