hyde
Estate & Letting Agents

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9 Churchside, Farnworth
Bolton BL4 9SG

£65,000

Hyde Estates are pleased to offer this one bedroom, first floor maisonette for sale. This attractive investment opportunity, generates in excess of a 10% return before disbursements and is currently let to a longstanding tenant. Annual rental income of £6,600.

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; entrance with stairs to the first floor landing which opens to all rooms. Front facing living room with two windows and storage cupboard, rear facing kitchen with wall and base units, tiled splashbacks and 1.5 sink unit. Integral four ring hob with extractor, plumbing for a washing machine and space for a fridge/freezer. Double bedroom with space for freestanding bedroom furniture and bathroom with three piece suite of; wc, washbasin and bath with overhead electric shower. Tiled splashbacks and extractor fan.

Room Measurements
Living Room: 16'3" x 8'11"
Kitchen: 8'9" x 6'9"
Bedroom: 11'3" x 9'4"
Bathroom: 8'2" x 4'11"

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

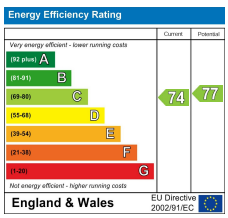
Parking
Ample unallocated parking available.

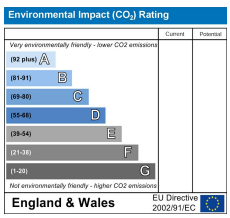
Service Charge
We understand from the Vendor that the service charge is £850 per annum split into monthly payments.

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.

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





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