



**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

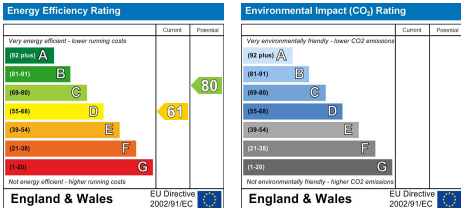
Bolton Council, Band A.

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.



1 St. Margarets Road, Prestwich, Manchester, M25 2QB