

#HMO

**114 Tonge Moor Road
Bolton**

£265,000
Leasehold

**CALLING ALL INVESTORS
TENANTED INVESTMENT**

Nestled on Tonge Moor Road in Bolton, this impressive period property presents a remarkable investment opportunity. With a generous layout spanning 527 square feet, this five-bedroom House in Multiple Occupation (HMO) is designed to cater to modern living while retaining its charming character.

The property boasts five well-appointed bedrooms, each featuring its own ensuite bathroom, ensuring privacy and convenience for tenants. The spacious reception room provides a welcoming area for relaxation and socialising, making it an ideal space for communal living.



- 5 bed house share for sale • 5 double en-suite rooms • Spacious communal dining/kitchen • Fully renovated • Furnishings included • £31,680 PA (Bills and wifi included)

Entrance Hall

With staircase leading to first floor

Communal Kitchen/Diner

Newly installed contemporary wall and base units. Fitted oven and hob with stylish modern extractor hood, Double American Fridge/freezer, Microwave , kettle and washing machine. Dining Table and chairs, patio doors to courtyard garden.

Bedroom 1

Double fully furnished bedroom with stylish en-suite Shower Room, storage cupboard and mini fridge.

Bedroom 2

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 3

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 4

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Bedroom 5

Stylish fully furnished en-suite bedroom with storage and mini fridge.

Exterior.

Courtyard garden to rear with bike storage

Full Description

*****RECENTLY REDUCED*****

FOR SALE WITH TENANCY IN SITU .£31,680 PA- 11% gross.

This fully converted and licensed house share which is ideally located 10 minutes from the Town Centre.

The property has 5 en-suite rooms, with their own fridge and food storage plus a communal dining/kitchen , everything is fully equipped with contemporary furnishings.

Briefly comprising; Entrance Hall with staircase to first floor, Large communal Kitchen/Diner with appliances including American fridge freezer and patio doors to the courtyard garden area ,

Bedroom 1 with En-suite shower room,

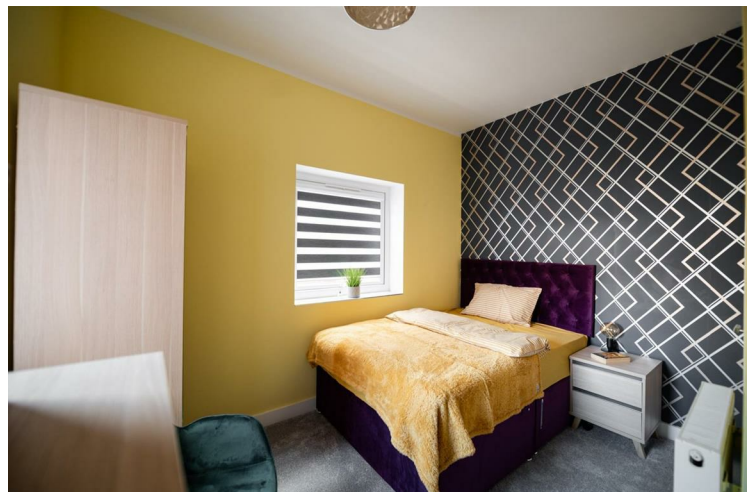
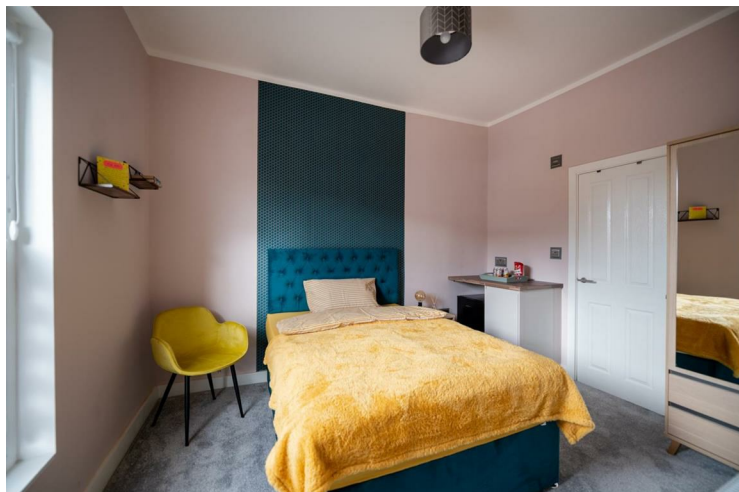
Bedroom 2 with En-suite shower room.

To the first floor are 3 further En-suite rooms. Externally the property has a patio garden to the rear with bike store.

The location is perfect for access to the Town Centre and is on a major bus route. The area is well supported by a variety of shops and amenities plus there are attractive rural locations a short drive away therefore the property offers something for everyone.

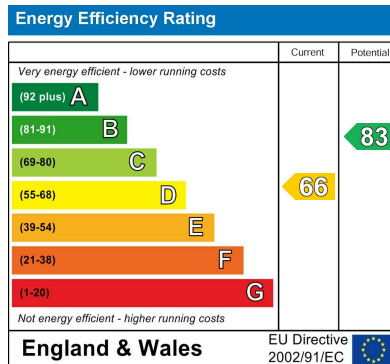
Bills and hard wired broadband ,.

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Bolton Mistoria
108-110 Deansgate
Bolton
BL1 1BD

01204 800766
info@mistoria.co.uk
mistoria.co.uk

