

# #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,

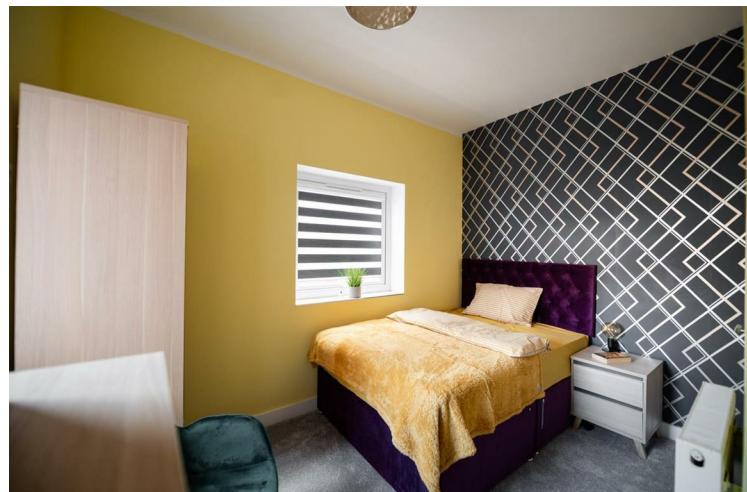
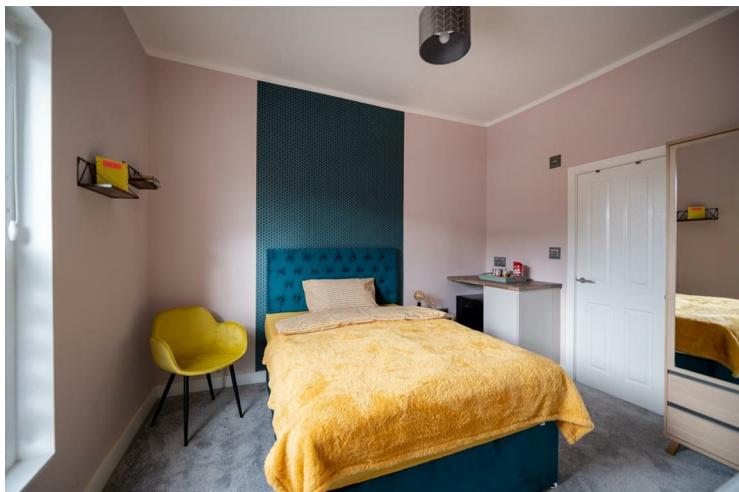
Bedroom 2 with En-suite shower room.

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 ,.

**Disclaimer:** The information and images provided in this property advertisement are intended for guidance purposes only. While we make every effort to ensure the accuracy of the details, we strongly recommend that interested parties view the property in person to confirm the property's condition and suitability for their specific requirements. The photographs used in this advertisement may have been digitally enhanced and may not accurately represent the current condition of the property. Any measurements or distances provided are approximate and should not be relied upon for any purpose. Furthermore, the description and details provided are based on the landlord's understanding and may be subject to change



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	66	83
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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