



MISTORIA
ESTATE AGENTS



**24 Thorne Street
Bolton**

**£165,000
Freehold**

Investment opportunity.

4 bed HMO conveniently positioned in Bolton sold with social housing tenancy in-situ.

Offering a gross annual income of £21,744 with a gross potential yield of 13% this property is also available as part of a portfolio of 3 with 2 like properties .

Briefly comprising;

Communal Kitchen/Diner

4 Bedrooms

Communal Shower room.

Well located in Farnworth an area increasingly popular with investors this property will be in demand

Further details available upon request.



- 4 bed HMO • Communal Kitchen • Shower Room • Tenancies in situ • £21,744 PA gross rents • Popular location • Ideal starter investment

Entrance

Bedroom 1

Double bedroom to ground floor

Communal Kitchen

Wall and base units, white goods

First floor

Bedroom 2

Double Bedroom

Bedroom 3

Double Bedroom

Bedroom 4

Double bedroom

Shower Room

3 Piece Shower Room comprising walk in shower, pedestal sink unit and W.C.

Full Description

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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	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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