

Moffat Close, Bolton, BL2 6UA
Price Guide £380,000
Council Tax Band: A



An excellent freehold investment opportunity comprising seven self-contained apartments and a ground floor takeaway, currently producing a gross annual rental income of £46,780 with potential for further rental growth. Ideally located close to Bolton town centre, this portfolio offers immediate income and long-term investment potential.

Key Features:

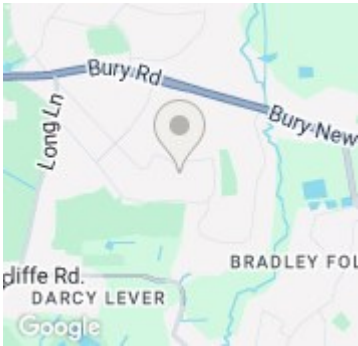
Freehold investment portfolio, seven self-contained apartments, four two-bedroom apartments, three one-bedroom apartments, ground floor takeaway, gross annual rental income of £46,780, potential to increase rental income, excellent investment opportunity.

Location Highlights:

Located on Moffat Close, the property benefits from excellent access to Bolton town centre, local amenities, public transport links and the M61 motorway, making it an attractive location for both residential and commercial occupiers.



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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	