



# a Battenberg Road, Bolton

£368,000 Freehold

6 bedroom terraced house for sale

## Description

HT Homes are delighted to introduce this property for sale to the market.

Here we have an investment opportunity x2 maisonettes producing £2150 PCM, a first floor flat renting for £1350, ground floor flat on for £800 which has potential to achieve £1350 PCM.

This property is a end terraced house converted into 2 apartments/flats

Each apartment/flat consists off:

- 3 Bedrooms
- 1 Reception room with open plan kitchen
- 1 Bathroom

New Build end terraced property comprising two purpose built self contained three bedroom apartments, potential to convert the loft further 2-3 beds along with kitchen/bathroom. Half of the work work has already been carried out potential projected rental is £3800 PCM.

Property is located at a good location close by to all local amenities.



As the property is currently occupied with tenants we are only conducting online viewings.

Council Tax Band: A

Tenure: Freehold

**Tenure**

Freehold



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	68
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

Viewing by appointment only

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