



INDEPENDENT ESTATE AGENTS



12 Hilton Avenue, Horwich, Bolton, BL6 5RJ

Available with a sitting tenant providing a return of £850pcm and positioned in a very popular location with great access to mainline train station connecting to Manchester. This three bedroom and two reception room semi-detached home include a driveway and sizeable rear garden.

- AVAILABLE WITH SITTING TENANT PROVIDING £850PCM (5.7%) RETURN
- TWO RECEPTION ROOMS
- GREAT ACCESS INTO HORWICH CENTRE WITH ITS WEALTH OF SHOPS AND SERVICES
- HORWICH INCLUDES A NUMBER OF PRIVATE NURSERIES TOGETHER WITH PRIMARY AND SECONDARY
- SEMI-DETACHED HOUSE WITH DRIVEWAY AND PATIO WINDOWS ONTO THE SIZEABLE REAR GARDEN
- THREE WELL PROPORTION BEDROOMS.
- CLOSE TO BUS ROUTE
- CONVENIENT FOR SURROUNDING COUNTRYSIDE
- CONNECTING WITH THE POPULAR

£180,000



12 HILTON AVENUE, HORWICH, BOLTON, BL6 5RJ

Available with a sitting tenant who has been in for some years and is currently paying £850pcm making the proposition at this purchase price of roughly a 5.7% return.

A great opportunity to acquire a Buy To Let property which will generate rental income on day one. Beyond this the popular location and excellent commuter connectivity will mean demand remain strong for rental in the future.

The seller informs us that the property is Freehold

Council Tax is Band A - £1,531.45

THE AREA

The home is located just off Crown Lane and therefore has superb excellent access to Blackrod train station, which is on the main line to Manchester and Horwich town centre. In addition to the train link, Horwich includes Junction 6 of the M61 for excellent motorway access towards Manchester and Preston. The town also includes excellent countryside with the backdrop to the town itself being a pleasant stretch of the West Pennine Moors - any outdoor enthusiasts and/or dog walkers would no doubt be thrilled with the countryside facilities on offer. Horwich town centre has an array of independently run shops, services, bars and restaurants.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

Stairs to first floor.

Reception Room 1

14' 11" x 12' 5" (4.55m x 3.78m) Open access into reception room 2.

Reception Room 2

9' 10" x 10' 11" (3.00m x 3.33m) French doors to the garden.

Kitchen

7' 10" x 10' 10" (2.39m x 3.30m) Gable window. Rear window. Glass panelled door. L-shape of units. Integral oven, hob and extractor. Space for fridge freezer and washing machine.

First Floor

Landing

Natural light through gable window.

Bathroom

5' 11" x 6' 3" (1.80m x 1.91m) To the front. Bath. WC. Hand basin.

Bedroom 1

12' 6" x 11' 11" (3.81m x 3.63m) Front double.

Bedroom 2

10' 11" x 9' 5" (3.33m x 2.87m) Rear window.

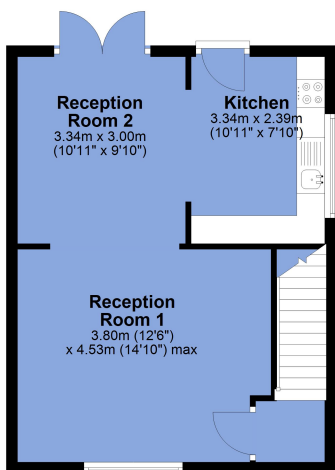
Bedroom 3

8' 6" x 7' 10" (2.59m x 2.39m) Rear window to the garden.



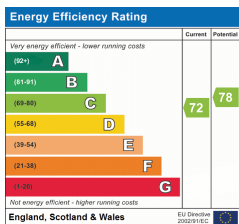
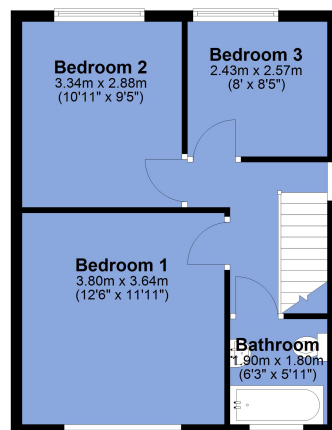


Ground Floor



Total area: approx. 79.8 sq. metres (858.9 sq. feet)

First Floor



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