



## 12 Hilton Avenue, Horwich, Bolton, BL6 5RJ

- Available with sitting tenant providing £850pcm (5.7%) return
- Semi-detached house with driveway and patio windows onto the sizeable rear garden
- Two reception rooms
- Three well proportion bedrooms.
- Great access into Horwich Centre with its wealth of shops and services
- Tenure: Freehold
- Close to bus route
- Horwich includes a number of private nurseries together with primary and secondary schools
- Convenient for surrounding countryside
- Potential to extend
- Connecting with the popular Crown Lane
- Council Tax Band A