



WILLIAM THOMAS
ESTATE AGENTS

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DRAFT

PLEASE CONFIRM THAT ALL THE DETAILS ARE CORRECT TO THE BEST OF YOUR KNOWLEDGE.

PRINT NAME _____

SIGNED _____

DATED _____

177 Belmont Road, Astley Bridge, Bolton, BL1 7AT

A three storey end property which has been previously converted to provide 6, one bedroom apartments with accommodation arranged over 3 floors. Located on Belmont Road, conveniently placed for access to Bolton Town Centre, bus and train stations. There is a host of local amenities on Blackburn Road which connects to Belmont Road.

The block is being sold as a whole and we feel the flats are a fantastic development and investment opportunity. The three back flats are bigger than the three front flats, each flat comprises of: lounge, kitchen, bedroom and a shower room. At present each flat achieves between £75-£85 per week (Approx. £350 a month) with a potential gross return on the building when all full of approx £26,000 per annum. We feel with some modernisation to the property higher rental figures could be achieved, to generate an even higher return on the gross income.

For further information call the office on 01204 590130.

£350,000

www.williamthomasestates.co.uk

454 Darwen Road Bromley Cross Bolton



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- Block of 6 one Bedroom Flats
- Excellent Investment Opportunity
- Close To All Local Amenities
- Viewing Advised

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454 Darwen Road Bromley Cross Bolton

Smaller Front Flat

Lounge



Kitchen



Shower Room



Bedroom



Bigger Back Flat

Lounge



Kitchen



Bedroom



Shower Room



External Pictures



Agents Notes

William Thomas Estates for themselves and for vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or a contract. (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of William Thomas Estates has authority to make or give any representations or warranty whatever in relation to this property