

Flat @, 32 Church Street, Horwich, Bolton, Lancashire, BL6 6AD



Offers In The Region Of £97,000

Superb newly converted duplex apartment with lounge, separate bedroom, superb fitted kitchen luxury shower room. High end spec throughout potential income of £500 -550pcm Must be viewed.



Attention investors first time buyers, we are delighted to offer this self contained duplex apartment finished to an exceptionally high standard and ready to rent. We would envisage a rental income of between £500 - 550 pcm for the unit which in turn would offer a yield of over 6% . The apartment has to be seen to appreciate the space and finish and they are a credit to the current owner. The apartment on the ground floor is 580 sqft over two floors and has a lounge, kitchen shower room and separate bedroom in the basement. Located within easy reach of all local amenities, Horwich town centre and Rivington moors make these an opportunity not to be missed. Ground rent £100 per annum and 250 years lease service charge £35 per month

Hall

Door to:

Bedroom 1 13'7" x 11'7" (4.13m x 3.52m)

Ceiling with recessed LED spotlights, Light well from lounge.

Lounge 16'0" x 12'11" (4.88m x 3.93m)

Window to front, Light well to bedroom, door to:

Hall

Stairs to basement level, door to:

Kitchen 10'0" x 8'11" (3.06m x 2.72m)

Fitted with a matching range of modern grey base and eye level units with underlighting, drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in electric fan assisted oven, four ring halogen hob with extractor hood over, full height uPVC frosted double glazed window to rear, laminate flooring, Steel open plan staircase to Flats A & B, door to:

Shower Room

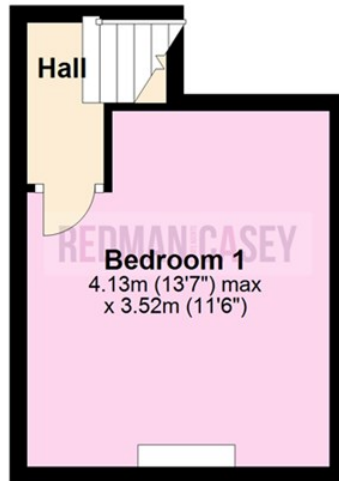
Fitted with three piece modern white suite comprising tiled double shower enclosure with electric shower over, wash hand basin in vanity unit with cupboards under, low-level WC and full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, tiled flooring. (please note the photo is of flat a shower room)





Basement

Approx. 16.2 sq. metres (174.3 sq. feet)



Total area: approx. 131.0 sq. metres (1409.7 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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