



**Bolton Road
Farnworth
Bolton
Lancashire
BL4**

Offers In Excess Of £673,000

bettermove 

Bolton Road

Bolton

Bettermove are proud to present this 8 bedroom HMO terraced house in Farnworth available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, electric central heating throughout and has off street parking available via the 2 double garages.

The council tax band is A.

This is a leasehold property with 840 years remaining on the lease; the ground rent is £7pa.

The interior of this beautifully presented property comprises a spacious fitted kitchen with a dining area, and 2 bedrooms on the ground floor. The lower ground floor consists of 3 bedrooms with 2 of them having on-suite bathrooms. The first floor consists of 3 bedrooms and the family bathroom and a small WC. The exterior boasts a private rear yard, perfect for enjoying the summer months.

Located in the popular town of Farnworth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Moses Gate train station (0.2 miles), various bus routes and the M61.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total floor area 211.6 m² (2,278 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Leaders. Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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