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**53**

31 Woodfield Street, Bolton BL3 2HD

GUIDE PRICE **£55,000+**\*

RESIDENTIAL INVESTMENT

### Description

A two bedroom middle terraced house benefitting from double glazing and central heating. The property is currently let by the way of an Assured Shorthold Tenancy Agreement producing a rental income of £5,100.00 per annum.

### Situated

Off Bradford Road in a popular residential location close to local amenities. Bolton town centre is approximately 1.2 miles away.

### Ground Floor

Lounge, Kitchen/Diner.

### First Floor

Two Bedrooms, Bathroom/WC.

### Outside

Yard To Rear

### EPC Rating

D

### Council Tax Band

A

