

LOT  
**56**

8 Wellington Street, Farnworth, Bolton BL4 7DT

GUIDE PRICE **£60,000+**\*

RESIDENTIAL INVESTMENT

### Description

A three bedroom middle terraced house benefitting from double glazing and central heating. The property is let by way of a 5 year lease from 2022 producing a rental income of £8,160.00 per annum.

### Situated

Off the A575 in a popular and well established residential location nearby to local amenities. Bolton town centre is approximately 3 miles away.

### Ground Floor

Entrance Hallway, Lounge/Diner, Kitchen.

### First Floor

Three Bedrooms, Bathroom/WC.

### Outside

Yard To Rear

### EPC Rating

C

### Council Tax Band

A

