



72 Baxendale Street

, Bolton, BL1 6QH

Asking Price £150,000



TWO BEDROOM MID TERRACE | TENANTED AT £850 PCM | IDEAL INVESTMENT OPPORTUNITY | CLOSE TO BOLTON TOWN CENTRE

Cousins Estate Agents are delighted to present this two-bedroom mid-terrace property to the sales market, situated in the ever-popular residential area of Astley Bridge, Bolton.

Currently tenanted and generating £850 PCM, this property represents an excellent opportunity for buy-to-let investors seeking an income-producing asset in a well-established and convenient location.

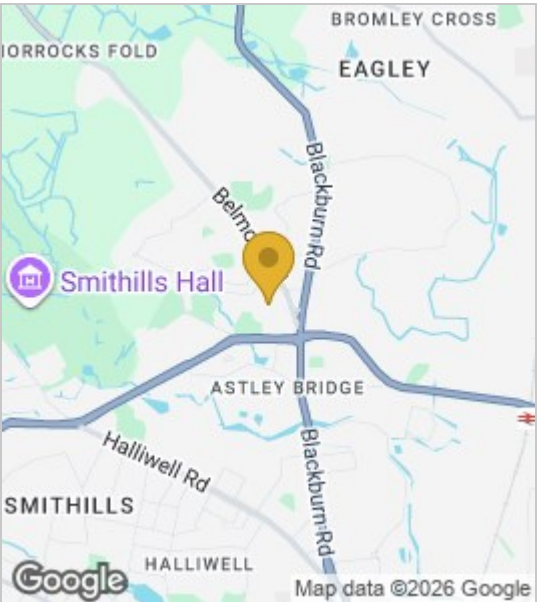
The accommodation briefly comprises:

Entrance vestibule



- Entrance Vestibule 3'1" x 3'3" (0.94m x 1.00m)
- Lounge 12'5" (narrowing to 9'4") x 15'7" (3.80m (narrowing to 2.86) x 4.77m)
- Dining Room 12'7" x 9'3" (3.84m x 2.83m)
- Kitchen 7'6" x 10'1" (2.30m x 3.08m)
- Landing 6'11" x 2'5" (2.12m x 0.76m)
- Bedroom One 12'4" (narrowing to 11'6") x 13'2" (3.78m (narrowing to 3.52) x 4.03m)
- Bedroom Two 5'2" x 11'2" (1.60m x 3.42m)
- Bathroom 5'10" x 8'2" (1.80m x 2.49m)

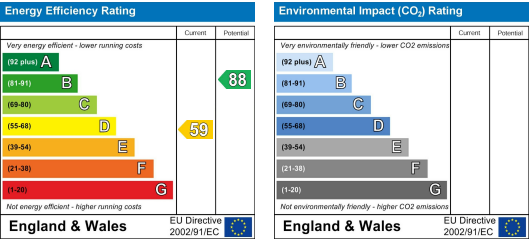
Area Map



Floor Plans



Energy Efficiency Graph



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