REDMAN CASEY ESTATE AGENTS

12 Somerset Road, Bolton, Lancashire, BL1 4NE

Offers In The Region Of £330,000

H.M.O.
Investment 6 bedroom extended HMO currently making £27.540.00 and is fully let.
Situated close to local shops, transport links and all local amenities. This large terraced has been finished to an extremely high standard and benefits from large kitchen diner, communal lounge double glazing, gas central heating, outside space to rear creating patio seating area and garden to the front.
Viewing highly recommended to appreciate all that is on offer.
Strictly by appointment only.

- 6 Double Bedrooms
- Kitchen Diner
- Licence In Place
- Laundry Room
- EPC Rating C
- Communal Lounge
- Fully Let
- Gardens Front And Rear
- Two Bathrooms
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
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Investment
6 double bedroom extended HMO fully let making £27,540.00 per annum gross.
Superb HMO in excellent condition fully furnished to a modern standard with fitted robes and storage in most rooms. The property comprises:-Inner porch, entrance hall, bedroom 1, communal lounge, bathroom, laundry room, kitchen diner. to the first floor there are 4 double bedrooms and a bathroom, to the second floor there are two double bedrooms. To the outside there is a fully enclosed garden to the front and a rear enclosed garden space. The property is fully double glazed and has gas central heating, fully licenced.
This property is in superb condition and has been fully managed and let to professional tenants for a number of years.
Viewing is highly recommended to appreciate the scale of the property and all that is on offer.
Viewing is by appointment only.

Inner Porch
UPVC frosted double glazed window to front, door to:

Entrance Hall
Window to front, double radiator, stairs, door to:

Bedroom 1 13'7" x 13'2" (4.14m x 4.02m)
UPVC double glazed box window to front, ornamental feature coal effect fire set in wooden Adam style surround, double radiator.

Shared Lounge 13'8" x 12'1" (4.17m x 3.69m)
UPVC double glazed box window to rear, coal effect gas fire set in wooden Adam style surround, double radiator.

Kitchen/Dining Room 28'8" x 10'6" (8.75m x 3.21m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, integrated fridge/freezer and dishwasher, space for fridge/freezer, built-in electric gas oven range, extractor hood, uPVC double glazed window to side, uPVC double glazed window to rear, double radiator, uPVC double glazed frosted entrance door, door to:

Bathroom
Three piece suite comprising vanity wash hand basin with cupboard under, shower cubicle area with glass screen and low-level WC, tiled splashbacks, uPVC double glazed window to side.

Laundry Room 3'10" x 6'5" (1.17m x 1.96m)
Fitted with a with worktop space over, plumbing for automatic washing machine, vent for tumble dryer.

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Landing
Double radiator, stairs, door to:

Bedroom 2 13'9" x 17'6" (4.19m x 5.33m)
Two uPVC double glazed windows to front, feature original fireplace, double radiator, door to:

Bedroom 3 13'8" x 12'1" (4.17m x 3.69m)
UPVC double glazed window to rear, twoStorage cupboard, double radiator, two double doors, door to:

Bathroom
Three piece suite comprising vanity wash hand basin with base cupboard, drawers, mixer tap and tiled splashback, shower cubicle with glass screen and close coupled WC, heated towel rail.

Bedroom 4 10'0" x 10'7" (3.04m x 3.23m)
UPVC double glazed window to side, twoStorage cupboard, radiator, two double doors.

Bedroom 5 13'9" x 17'6" (4.19m x 5.33m)
UPVC double glazed window to front, double radiator, door to:

Bedroom 6 9'5" x 12'3" (2.87m x 3.73m)
Hardwood double glazed velux skylight, double radiator, sliding door to Storage cupboard, sliding door to Storage cupboard.

Outside Front
Enclosed front garden laid mainly to lawn with mature flower beds.

Outside Rear
Fully enclosed rear yard providing outside patio area and BBQ area patially covered giving shelter.

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Total area: approx. 183.1 sq. metres (1970.8 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		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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