



## Linnyshaw Close, Bolton

- Ground Floor Apartment
- En Suite To Master Bedroom
- Three Piece Bathroom
- Intercom Access
- Gas Central Heated & Double Glazed
- Two Double Bedrooms
- Fitted Kitchen
- Close to town centre & Motorway
- Allocated Parking
- Ideal Buy To Let

**Guide Price £90,000**

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# Linnyshaw Close, Bolton

## DESCRIPTION

Situated in a popular spot in Bolton this two bedroom apartment makes a great buy to let investment. With potential for £550 PCM it offers a healthy yield.

The apartment comprises; entrance hall, three piece bathroom, kitchen, two bedrooms and a spacious lounge. The finish is modern and neutral throughout. There is private parking on site and there is a secure entry system in the main hall.

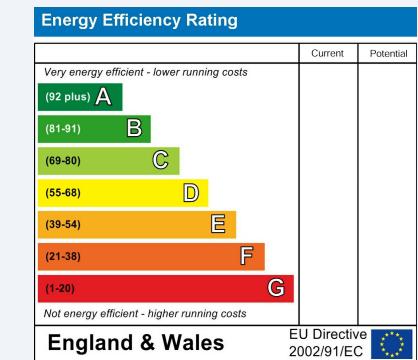
For further details please contact our sales team.





## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewing

Please contact our Hunters Darwen Office on 01254 706471 if you wish to arrange a viewing appointment for this property or require further information.

207-209 Duckworth Street, Darwen, Lancashire, BB3 1AU

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