



## Sevenoaks Drive

Bolton, BL3 3ED

Offers Over £145,000



Hunters welcome this investment opportunity, sold with a sitting tenant paying £875 PCM.

The property briefly comprises; an entrance porch, a spacious living room, a through dining room and a modern fitted kitchen to the ground floor. To the first floor there are two bedrooms and a recently installed three piece bathroom. The property also benefits from a garden to the front and rear, a driveway.



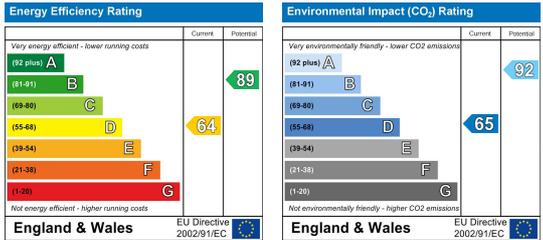
## Area Map



## Floor Plans



## Energy Efficiency Graph



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.