



Tenure: Leasehold 980 years from 07/05/1896 Ground Rent: £15 p/a Council Tax Band: A EPC Rating: C

MARY STREET WEST, HORWICH

- Two Bedroom Extended Mid-Terrace Home
- CALLING ALL INVESTORS & LANDLORDS - RENT FROM COMPLETION
- Double Bedrooms. Recently Renovated, Modern Carpets/Redecoration & New Bathroom
- Original Feature Fireplace

Offers Over



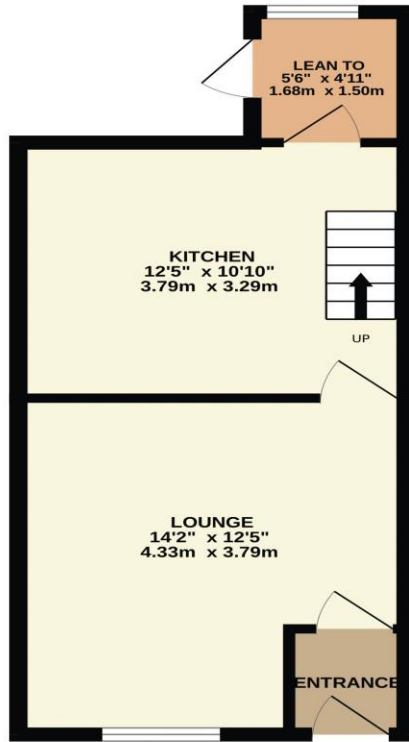
Regency



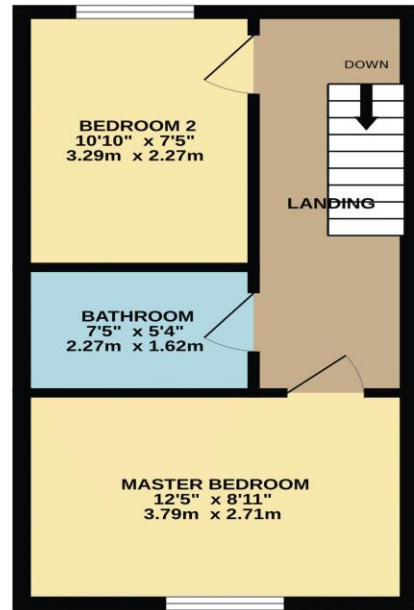
****CALLING ALL INVESTORS - TWO TERRACE FOR SALE WITH EXCELLENT LONG STANDING SITTING TENANT!!!** Fantastic BTL Investment - High Quality Finish - Popular Horwich Location - Utility Extension - No Chain - Rent From Completion Set within the ever popular area of Mary Street West, Horwich this two bed extended mid terrace is ideal for anyone looking to add to their portfolio and would make an ideal buy to let investment. The property has been well looked after by the current landlord with high quality kitchen, bathroom, carpets and decoration. All certs are in place and rent will be received from the point of completion returning over 6% yield. It is perfectly located close to the centre of Horwich, within walking distance to the excellent local amenities yet only a short drive to well renowned schools, M61 motorway and Blackrod/Horwich train station. The home comprises; entrance porch, spacious lounge with feature fire place, open plan kitchen/diner with range of wall and base units and utility extension with brand new modern boiler. Upstairs there are two double bedrooms complimented by a three piece bathroom suite with vaulted ceiling and Velux. To the rear is a well sized rear yard with views over Rivington. Two bedroom terraced properties offering this finish and quality of tenant rarely come on the market for sale. Please call the office ASAP to arrange a viewing!



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE
29 Lee Lane
Horwich
Bolton
Lancashire
BL6 7AY

T: 01204 695919
E: sales@regencystates.co.uk
W: www.regencystates.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements