



Tenure: Leasehold 999 years from 01/01/1947

Ground Rent: £2 p/a

Council Tax Band: A

EPC Rating: D

TELFORD STREET, HORWICH

- Two Bedroom End Terrace - Recently Refurbished
- CALLING ALL INVESTORS & LANDLORDS - SOLD WITH LONG STANDING TENANT
- All Certs in Place - Good Yield Return 6% - Rent From Completion - Fully Managed
- Modern High Quality Kitchen & Bathroom, New Carpets, Replastered & Redecorated

£120,000



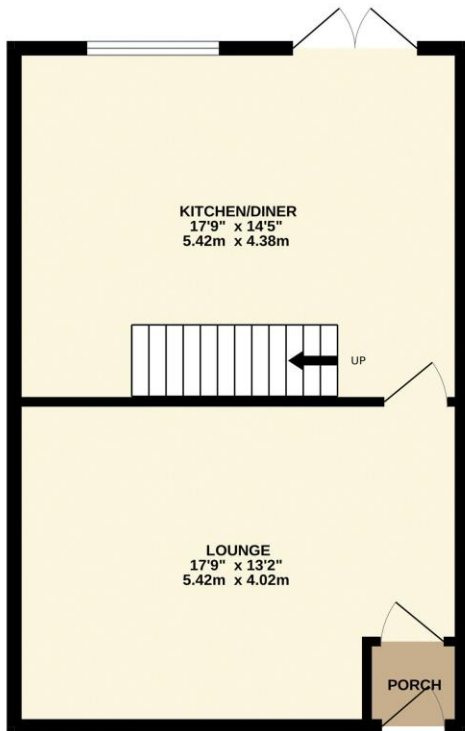
Regency



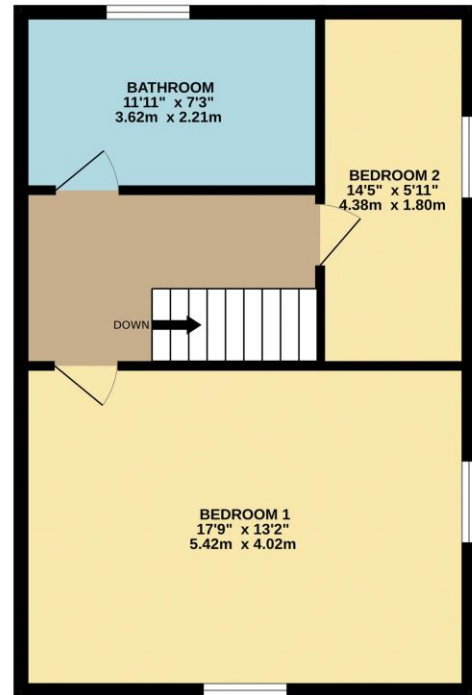
****CALLING ALL INVESTORS - END TERRACE FOR SALE WITH EXCELLENT LONG STANDING SITTING TENANT!!!** Fantastic BTL Investment - High Quality Finish - Popular Horwich Location - No Chain - Rent From Completion Set within the ever popular area of Telford Street, Horwich this two bed end terrace is ideal for 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 property comprises of a large open lounge with laminate floor and feature fireplace, leading on to a stylish fitted kitchen with a range of wall and base units and integrated oven and hob. There is also access to the rear yard. Upstairs there are two fantastic sized double bedrooms including the large master with dual aspect view. They are both complimented by a three piece family bathroom with bath and overhead shower. There has been a new DPC installed on the ground floor. Two bedroom end 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
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq.ft. (91.2 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.
Made with Metropix ©2024

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be C.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

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