

LOT

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47 Wellington Street, Farnworth, Bolton BL4 7DT

*GUIDE PRICE £50,000+



- **Residential investment producing £6,000 per annum. Double glazing.**

Description A three bedroomed middle terraced property benefiting from double glazing. The property is currently let by way of an Assured Shorthold Tenancy producing a rental income of £6,000 per annum.



Not to scale. For identification purposes only

Situated Off the A575 in a popular and well established residential location nearby to local amenities. Bolton town centre is approximately 3 miles away.

Outside Yard to the rear.

Ground Floor Living Room, Dining Room, Kitchen, Bathroom/WC

First Floor Three Bedrooms