

LOT
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47 Phethean Street, Farnworth, Bolton BL4 7LJ

*GUIDE PRICE £55,000+



- **A 2 bed mid terraced property. New kitchen. Double glazing. Central heating.**

Description A two bedroomed mid terraced property benefiting from a new kitchen, double glazing and central heating. The property would be suitable for investment purposes and has previously been rented out to staff from the Royal Bolton Hospital with a potential rental income of approximately £5,700 per annum.



Not to scale. For identification purposes only

Situated Off Cawdor Street which is in turn off the A575 in a popular and well established residential location close to Mose Gate railway station, the Royal Bolton Hospital and local amenities.

Ground Floor Entrance Hall, Lounge, Kitchen

First Floor Two Bedrooms, Bathroom/WC

Outside Yard to the rear.

