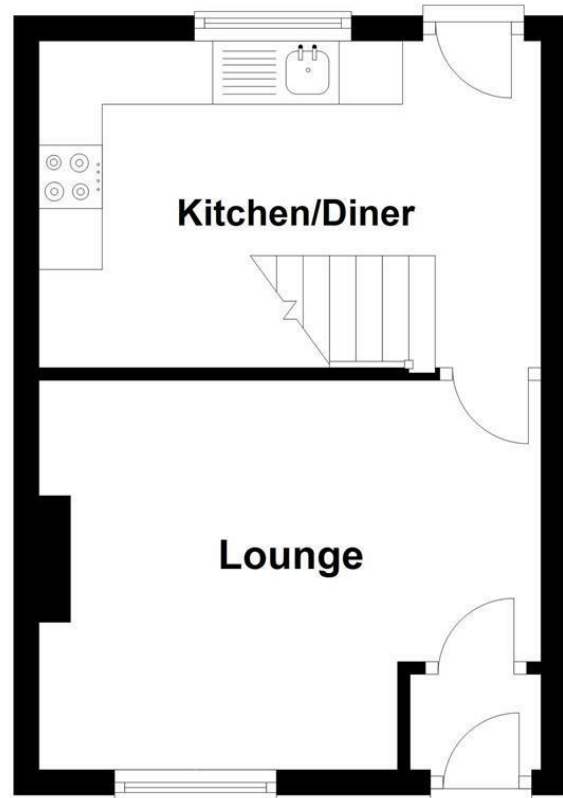
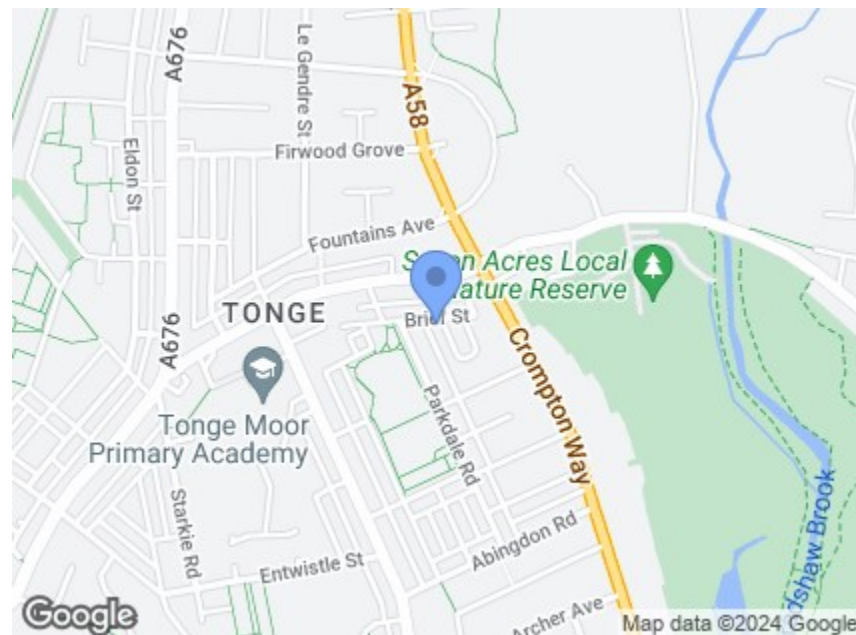
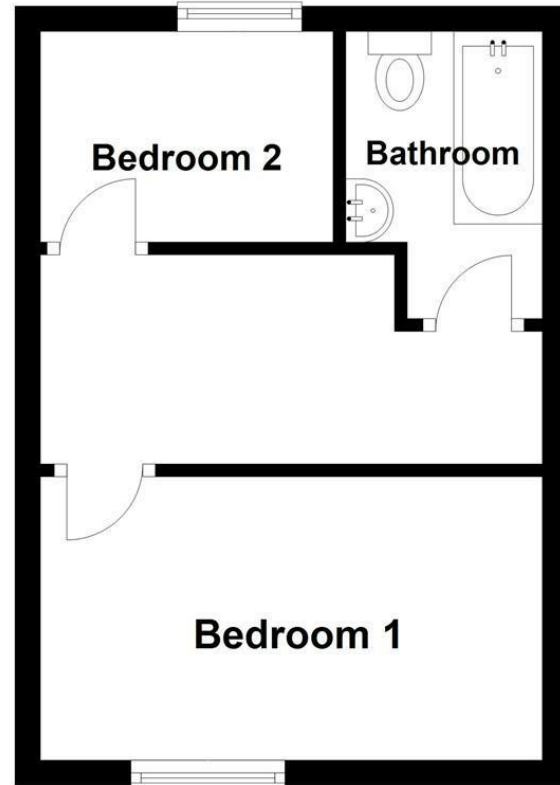


Ground Floor



First Floor



Directions

From our central Ramsbottom office head north on Central St towards Rothwell St. Turn right onto Carr St, then turn right onto Bolton St/A676. Continue to follow A676, then turn left onto Crompton Way/A58. Turn right onto Thicketford Rd and turn left onto Gibson St. Gibson St turns right and becomes Brief St



65 Brief Street , Bolton, BL2 2LY

Price guide £105,000



- 2 Bedroom mid terrance house
- Fitted kitchen and bathroom
- Current rent is £600 per month
- Well proportioned garden to rear
- GCH and double glazed
- Sold with tenant in situ
- Close to town centre and amminties
- Viewing is highly recommended

Charles Louis Homes Ltd
4 Bolton Street
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Bury
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65 Brief Street

, Bolton, BL2 2LY

65 Brief Street is a two bedroom, end- terrace house, Sold with a Tenant in Situ.

The property features a fitted kitchen and bathroom, providing functional and stylish living spaces that cater to contemporary needs. The property's layout ensures a comfortable living experience, with both bedrooms offering ample space for residents.

This property presents an attractive opportunity for investors seeking a property with an immediate return on investment as it is being sold with a tenant already in situ, currently rented at £600 per month. The existing tenant provides a hassle-free transition, ensuring steady rental income from the outset.

A notable feature of this property is the well-proportioned garden to the rear, offering a private outdoor space perfect for relaxation, gardening, or entertaining guests. This adds significant appeal for tenants who appreciate a blend of indoor and outdoor living.

Located within walking distance of the town centre, residents benefit from easy access to shops, restaurants, and public transportation, making it an ideal home for those who value proximity to essential amenities.

Living Room

uPVC double glazed window to front elevation, gas central heating radiator, central ceiling light, leading through to kitchen diner



Kitchen

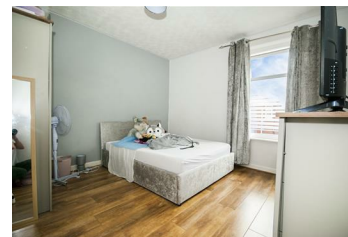
uPVC double glazed window to rear elevation, centre light, fitted with a range of wall and base units, laminate worktops, with space for cooker and plumbing for washing machine, inset sink with mixer tap, wall mounted combination boiler, door leading to rear garden/ yard



First Floor Hallway

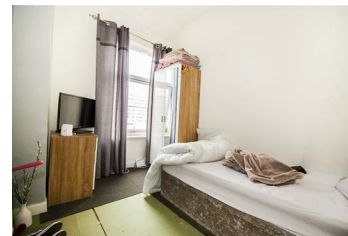
Bedroom One

uPVC double glazed window to front elevation, central ceiling light, wood effect laminate flooring,



Bedroom Two

uPVC double glazed window to rear elevation



Bathroom

uPVC double glazed to rear elevation, central ceiling lighting, three piece suite comprising of low level WC, wash hand basin, and bath with electric shower above, extractor fan



Rear Yard



Tenure - Leasehold
Council Tax - Bolton band A