



## 6 bed portfolio to buy in BL3

Deane Road, Bolton, Greater Manchester,  
BL3 5HN

**£145,000** Starting Bid

 x 6  x 3  x 1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ 3 Self Contained Flats
- ✓ Exciting Opportunity
- ✓ Perfect For Landlords
- ✓ Excellent Development Potential
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Price & Co are delighted to present Deane Road, Bolton to the market.

This substantial property offers excellent development potential and is currently configured as three separate self-contained flats. The property presents an attractive opportunity for investors and developers alike, with the potential for further development or conversion to a House in Multiple Occupation (HMO), subject to the necessary planning permissions.

The property benefits from two separate entrances. The first provides private access to the ground floor flat (Apartment 1), while a communal side entrance leads to a hallway and staircase providing access to the first and second floor apartments.

All three flats are self-contained, each comprising a lounge, kitchen, bathroom and two bedrooms.

### Apartment 1 – Ground Floor (Vacant)

Currently vacant and ready for immediate occupation, this two-bedroom ground floor apartment benefits from its own private entrance, offering additional privacy for tenants. The accommodation comprises a lounge, kitchen, bathroom and two bedrooms.

### Apartment 2 – First Floor (Tenanted)

Currently tenanted at £500.00 per calendar month, this first-floor apartment features a separate layout, with access to the lounge, kitchen and bathroom, along with a separate entrance area leading to the two bedrooms.

### Apartment 3 – Second/Top Floor (Tenanted)

Currently tenanted at £425.00 per calendar month, this top-floor apartment offers a similar layout, comprising a lounge, kitchen, bathroom and two bedrooms, with a separate entrance area leading to the bedroom accommodation.

Please note we have not been provided with the second AST or the CP12 for the property. If this is made available to us we will insert it into the legal pack. Buyers should read the legal pack prior to bidding.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £145,000

Property Type: Portfolio

Parking: On Street

Year built: 1880

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: Yes

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

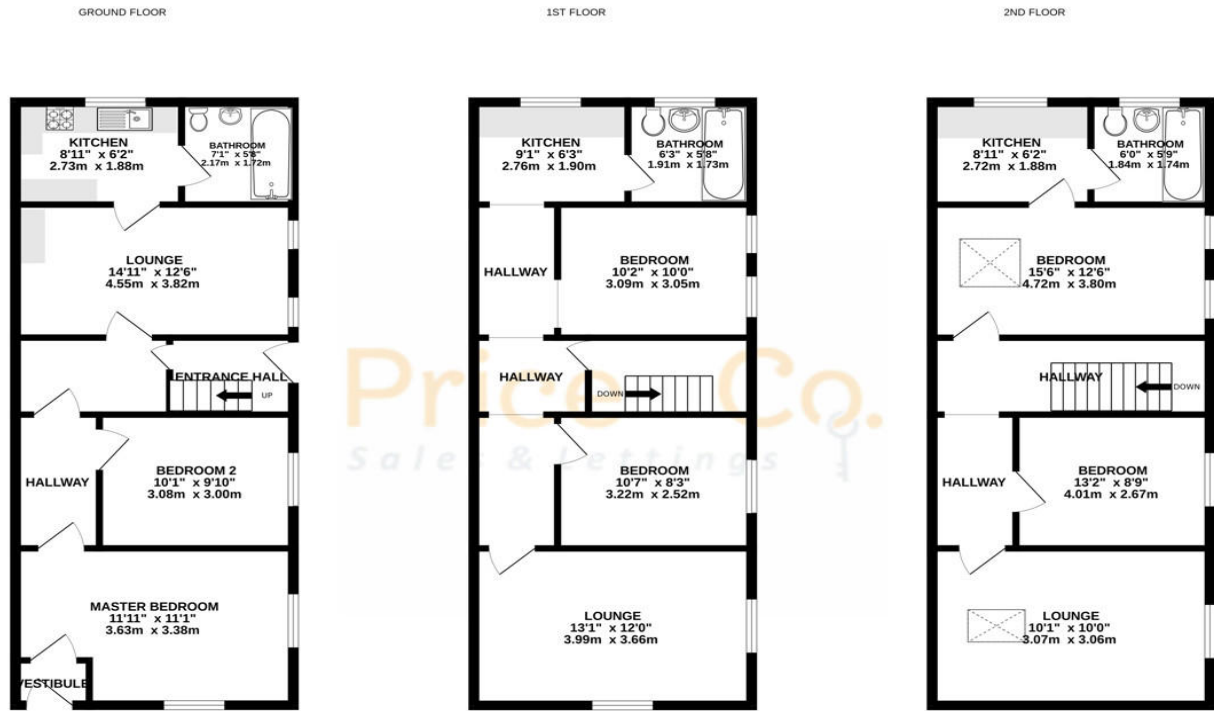
Water meter: Yes

Sewerage: Standard UK domestic

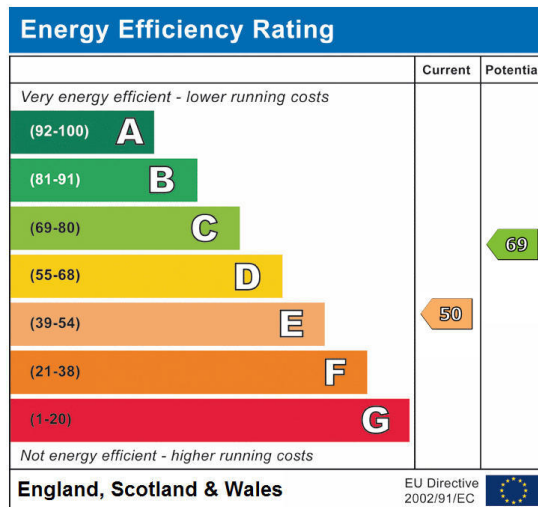
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good



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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Deane Road, Bolton, Greater Manchester, BL3 5HN

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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