

# P R GIBBS & CO

CHARTERED SURVEYORS



PROPERTY CONSULTANTS

## RESIDENTIAL INVESTMENT FOR SALE

Large End Terrace  
Converted to Provide 5 Student Letting Rooms

**69 OXFORD GROVE  
BOLTON, BL1 3BH**



Gross Estimated Rental Value £13,000 a year.

# OIRO £120,000

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85-87 Market Street, Westhoughton, Bolton, Lancashire, BL5 3AA  
Tel: 01942 844100 Fax: 01942 844101 Email: info@prgibbs.co.uk

## **LOCATION**

The house is located in an area of the town that has been subject to a group area renewal scheme about one kilometre North West of the town centre of Bolton. Oxford Grove runs parallel with and close to Chorley Old Road (B6226) which is a main arterial route well served by public transport.

Chorley Old Road provides very adequate district shopping and amenities. The town centre is within walking distance. The University of Bolton is about 1.5 kilometres from the property as is the main Bolton Community College Campus.

## **DESCRIPTION**

The property is a large end of terrace traditionally constructed property providing accommodation over three floors. Conversion work and improvements have been carried out on the property which benefits from gas central heating and double glazed windows.

## **ACCOMMODATION**

The property currently consists of 5 student bedrooms, a shared lounge, shared kitchen and shared bathroom.

## **PLANNING & COMPLIANCE**

Interested parties are advised to check with the local authority as to the planning status of the property and its compliance with regulations. We have not had sight of confirmation of these matters and so cannot comment, assume or imply the status of the property in this regard.

## **SERVICES**

The property is connected to mains, gas, electricity, water and drains.

## **TENURE**

The property is believed to be freehold or long leasehold at a nominal ground rent. We have not had sight of the title documents and so are currently unable to confirm or comment further on tenure.

## **TENANCIES**

At the time of our instruction to market this property and at the time of the preparation of the sales particulars we are advised by our client that the property currently has one tenant. We await sight of the tenancy details. Tenancy levels can change during the course of the marketing of a property and so any tenancy information should not be relied upon.

## **PROPOSITION**

Our client is seeking offers in the region of £120,000 for their entire interest in the property.

## **LEGAL COSTS**

Each party is to pay their own legal costs.

## **FURTHER INFORMATION / VIEWINGS**

For further information please contact us on the number below.

Viewings are strictly by appointment with P R Gibbs & Co by telephoning on 01942 844100 or email [info@prgibbs.co.uk](mailto:info@prgibbs.co.uk). We are open from 9am to 5pm Monday to Friday.

## DISCLAIMER

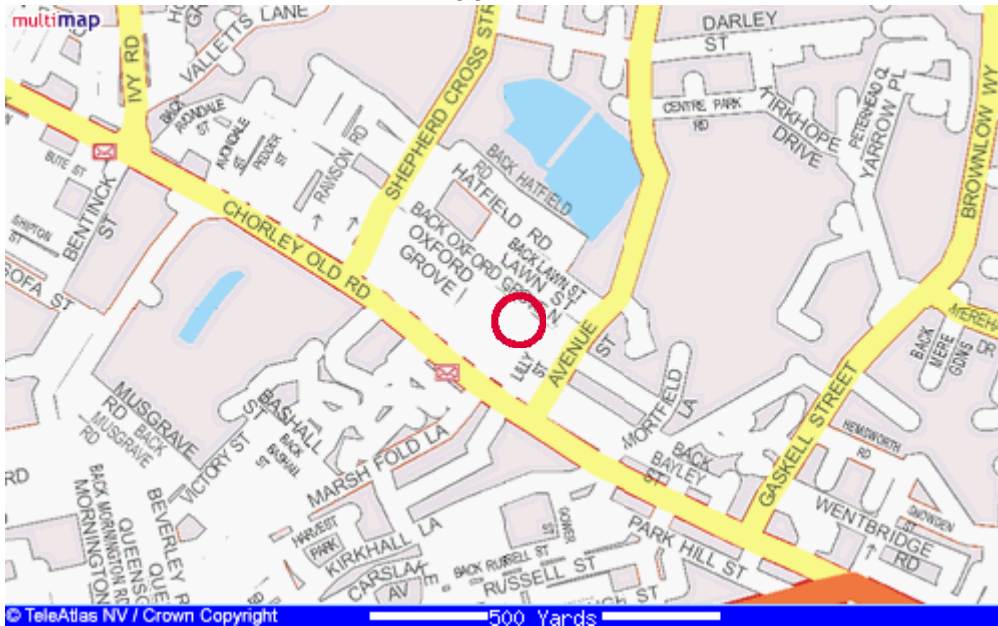
### IMPORTANT – Property Misdescription and or Misrepresentation

P R Gibbs & Co for themselves, there joint agents (if any) and for the vendors or lessors of this property whose agents they are, give notice that: -

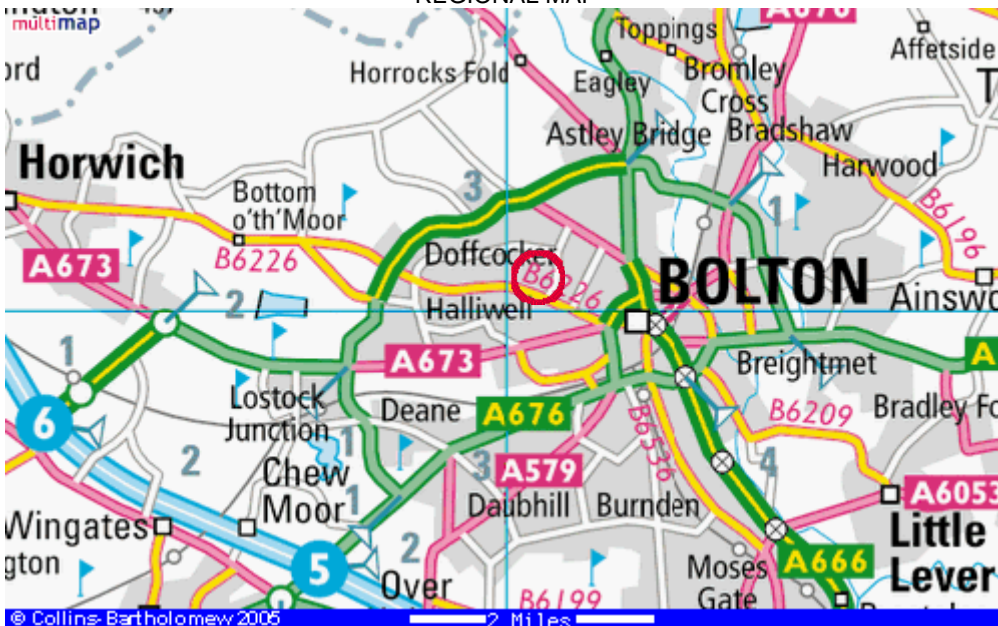
- Whilst we endeavour to make our sales and letting details accurate and reliable, the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract;
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact;
- We would strongly recommend that all the information which we provide about the property is verified by yourselves on inspection and also by your legal advisor, especially where statements have been made by us to the effect that the information provided has not been verified;
- No person in the employment of P R Gibbs & Co has any authority to make or give any representation or warranty whatever in relation to this property.

## LOCATION

LOCAL MAP



REGIONAL MAP



Date Created: 4<sup>th</sup> February 2010