



## Residential Portfolio in BL1

Blackburn Road, Bolton, Greater Manchester, BL1 7AB

**£250,000** Starting Bid

Tenure

**Leasehold**

## Property features

- ✓ Immediate rental income
- ✓ 5/6 rooms tenanted at a total of
- ✓ Six spacious bedrooms
- ✓ Separate 1-bed flat can be rented at approx. £700pcm
- ✓ Three modern bathrooms/wet

## Arrange a viewing

Lisa Neil  
Branch Manager  
Commercial National

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0191 737 1154  
commercial@pattinson.co.uk

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Offered to the market via auction is this substantial and highly versatile end-terraced property, presenting an outstanding opportunity for investors looking to acquire a spacious income-generating property with excellent long-term potential. Currently tenanted and providing immediate rental income, this impressive home offers extensive accommodation set across multiple floors and would appeal to landlords, portfolio investors, or buyers seeking a property with flexible living arrangements.

From the moment you step inside, the scale of the property is immediately apparent. A long and welcoming entrance hallway creates an impressive first impression and sets the tone for the generous accommodation found throughout. The hallway provides access to two spacious reception rooms located at the front of the property, both of which are currently being used as reception areas. These bright and well-proportioned rooms offer excellent flexibility and could continue to serve as comfortable communal lounges, dining spaces, or shared living areas, making them particularly appealing for larger households or investment purposes.

Also accessed from the hallway is the staircase leading to the upper floors, along with a cleverly converted under-stair shower room. Previously a WC, this space has been transformed into a stylish and contemporary shower room complete with a fitted shower enclosure, eye-catching marble-effect finishes, and modern black fixtures and fittings that create a sleek, high-end appearance.

To the rear of the ground floor is a particularly spacious kitchen that serves as an excellent communal hub of the home. Offering ample worktop and storage space, this large kitchen provides plenty of room for cooking, dining, and everyday living, making it highly practical for multiple occupants. Positioned just off the kitchen is an additional wet room, beautifully finished with elegant white marble-effect tiling, further enhancing the convenience and functionality of the property.

Externally, the property benefits from a private rear yard, providing useful outdoor space while also offering stepped access down to the basement level. This expansive lower ground floor area adds significant value and versatility to the property, featuring an open-plan kitchen and living space that could be utilised in a variety of ways. The basement also benefits from a separate bathroom fitted with both a full-sized bath and a separate shower, creating a self-contained feel and offering excellent additional accommodation potential.

The first floor continues to impress, offering five well-proportioned bedrooms that vary in size to suit a range of occupants. Two of the bedrooms are particularly spacious and offer generous room proportions, while the remaining three bedrooms are all comfortable and well-sized. This floor is further complemented by an additional shower room, ensuring practicality for larger households.

A further staircase leads to the second floor where you'll find the sixth bedroom, located within the attic conversion. This is an exceptionally spacious room that benefits from fitted wardrobes and offers a bright, airy feel, making it an ideal principal bedroom or premium rental room.

Positioned within close proximity to a wide range of local amenities, shops, schools, and excellent transport links, the property is ideally located for convenience and continued tenant demand. With its substantial internal space, flexible layout, modern features, and immediate rental income, this is a rare opportunity to acquire a standout investment property through auction.

Early viewing is strongly advised to fully appreciate the size, versatility, and outstanding potential this impressive property has to offer.

External front

HALLWAY 28' 2" x 3' 3" (8.59m x 0.99m)

Reception room 1

Reception room 2 14' 7" x 10' 7" (4.44M x 3.23M)

KITCHEN 19' 4" x 9' 7" (5.89m x 2.92m)

Under stairs shower room 11' 4" x 2' 3" (3.45M x 0.69M)

Downstairs shower room 9' 6" x 4' 0" (2.9M x 1.22M)

Basement 30' 8" x 16' 3" (9.35M x 4.95M)

Basement bathroom 8' 4" x 5' 6" (2.54M x 1.68M)

LANDING 28' 5" x 5' 8" (8.66m x 1.73m)

BEDROOM 1 13' 2" x 8' 7" (4.01m x 2.62m)

BEDROOM 2 13' 2" x 9' 7" (4.01m x 2.92m)

BEDROOM 3 10' 8" x 8' 0" (3.25m x 2.44m)

BEDROOM 4 10' 8" x 7' 1" (3.25m x 2.16m)

BEDROOM 5 12' 6" x 9' 1" (3.81m x 2.77m)

Shower room 6' 3" x 6' 3" (1.91M x 1.91M)

LANDING 6' 9" x 5' 4" (2.06m x 1.63m)

BEDROOM 6 15' 6" x 19' 9" (4.72m x 6.02m)

Rear yard

AGENCY NOTES Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.  
All

AGENCY NOTES Registered with the Property Ombudsman

Price: Starting Bid £250,000

Property Type: Residential Portfolio

Business Type: Residential Investments

Parking: None

## Location

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## Accommodation

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## Tenure

Leasehold, title number GM351846

## **EPC**

Rating C, full report available on request.

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## **Council Tax**

Band B.

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## **Additional Information**

For further information please contact our office directly on 0191 737 1154, or alternatively via email on [commercial@pattinson.co.uk](mailto:commercial@pattinson.co.uk). With regards to viewing subject property, this is to be done strictly by appointment.



Blackburn Road, Bolton, Greater Manchester, BL1 7AB

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

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