

Total area: approx. 78.5 sq. metres (845.2 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.  
Plan produced using PlanUp.



**74 Victoria Grove, Bolton, Lancashire, BL1 4JN**

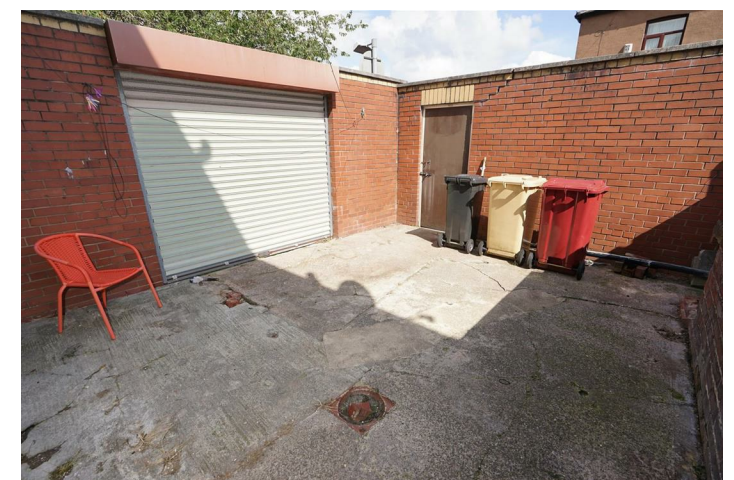
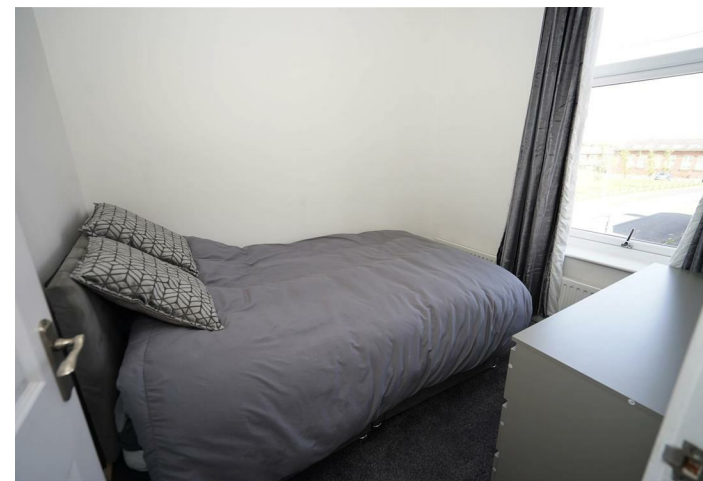
Superbly presented and improved end terraced property offering excellent accommodation with large lounge spacious dining kitchen and 3 bedrooms. The property has been renovated to a high standard and offers potential to convert the loft should further bedroom accommodation be required ( subject to consent) Viewing is highly recommended to appreciate all that is on offer.

**Offers In The Region Of £150,000**

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |





Located with easy access of local amenities, shops and local schools this end terraced property offers deceptive accommodation which comprises : Porch, lounge, dining kitchen fitted with modern cream units, three bedrooms and bathroom fitted with a modern three piece white suite. Outside there is a generous rear courtyard with vehicular access. Benefitting from gas central heating and double glazing the property has been improved throughout and viewing is essential to appreciate all that is on offer.

**Porch**  
Double glazed entrance door, door to:

**Lounge**  
16'1" x 14'3" (4.90m x 4.35m)  
UPVC double glazed window to front, living flame effect electric fire set in feature surround, two

radiators, vinyl click flooring, carpeted stairs to first floor landing, double door to:

**Kitchen/Diner**  
15'8" x 14'3" (4.78m x 4.35m)  
UPVC double glazed window to rear, built-in under-stairs storage cupboard, radiator, two doors.

**Landing**  
Door to:

**Bedroom 1**  
10'8" x 14'3" (3.25m x 4.35m)  
UPVC double glazed window to front, double radiator.

**Bedroom 2**  
8'4" x 8'6" (2.54m x 2.60m)  
UPVC double glazed window to side, radiator.

**Bedroom 3**  
8'4" x 7'4" (2.55m x 2.23m)  
UPVC double glazed window to rear, radiator, door to:

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, vinyl flooring.

**Outside**  
Rear courtyard, enclosed by brick wall to rear and sides, concrete hard standing, rear pedestrian gate and side roller shutter gated access for a car.

