



6 Victory Road

Little Lever, Bolton, Lancashire, BL3 1QY

Offers In Region Of  
£130,000

# Property Features

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- 2 Bedroom Mid Terraced Property
  - Energy Efficiency Rating D
  - Spacious kitchen/diner
  - Lovely well maintained yard to the rear
  - Good sized space within the loft area
  - Ideal for first time buyers
  - Good sized space within the loft area with built in stairs
  - Fully alarmed
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## Exterior

The accommodation briefly comprises; low maintenance garden to the front of the property.

Lovely modern lounge offering, fitted carpet, double glazed window, ceiling light, double radiator, covered to ceiling and gives you access into the kitchen area.

Great sized Kitchen/Diner located to the rear of the property offers an array of wall and base units, free standing built in gas oven with hob and complimentary work surfaces. The room also offers a double glazed window, ceiling light, vinyl flooring, partly tiled walls, double radiator, storage cupboard, plumbed for a washing machine and gives you plenty of room for dining furniture as displayed.

Lovely spacious bedroom situated to the front of the property benefiting from a fitted carpet, ceiling light, radiator and gives you ample space for bedroom furniture.

Located to the rear of the property bedroom two consists of a fitted carpet, double glazed window, ceiling light and radiator.

The Bathroom is located to the rear of the property featuring a three piece suite including, WC, wash basin and bath overhead shower and glass screen. Double glazed window, ceiling light, double radiator and vinyl flooring.

Fantastic loft space currently being used as a bedroom



offering a fitted carpet, Velux window and plenty of storage space at either side of the room.

The area has been mostly flagged for garden furniture and a small area has been laid with artificial grass. Behind the yard there is a small piece of land which is ideal for children as this area is secure and only accessible by certain house owners on the street.

## LOCATION

Located on Victory Road, Little lever this property is ideally positioned close to excellent facilities, transport links and schooling. Little Lever is the smallest of the Borough's local town centres but certainly has a larger than life community. Little Lever's strength is that it has a centre which caters for the community it serves. The facilities within the Town Centre briefly include, a library which also houses the Access Bolton Service, Barbers, Cafes, Beauty Salons, Post Office, Chemist, Doctors Surgery, Dentist plus much more. Tesco Supermarket opened its doors approx. 4 years ago which became a great addition to the already thriving community, is just on your doorstep. Little Lever offers the best of both worlds, with its bustling shopping area to its tranquil rural walks which are easily accessible. There is local schooling at both Primary and Secondary level and transport links readily available to take you into, Bolton, Bury, Radcliffe and Manchester. The Meccano footbridge Bridge is within a 10 minute walk away, where you can enjoy beautiful countryside walks along the canal. Radcliffe town centre is also a short drive away where you can access a selection of shops and outlets, including Asda, Dunelm, Starbucks, McDonalds and Lidl.





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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements