



28 Victory Road

Little Lever, Bolton, Lancashire, BL3 1QY

Offers In Excess Of
£135,000

Property Features

- 2 Bedroom Semi Detached For Sale
 - NO UPWARD CHAIN
 - Ideal Investment Opportunity
 - Two Reception Rooms
 - Tesco Supermarket on your doorstep
 - Close to local primary schools
 - Great location
 - **In need of some TLC**
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STEP INSIDE 28 VICTORY ROAD

The accommodation on offer briefly comprises; entrance vestibule leading into the spacious lounge with feature wall and electric fire which provides a focal point for the room. There is a spacious second reception room to the rear of the property which can easily accommodate a dining suite or any other furnishings. This room also boasts under stairs storage. The kitchen has a range of fitted eye-level and base units finished in beech with a contrasting black worktop. An electric oven and hob are provided with spaces available for other appliances. Upstairs there are two double bedrooms, with the principal bedroom benefiting from a fitted wardrobe. The family bathroom features a white three piece suite, including, bath, wash basin and w/c. To the rear is a low maintenance garden with access to the side of the property.



Leasehold property

The lease is 999 years from 16 June 1924, so there are 901 years remaining

The ground rent is £2 Approx.

Council tax band - A

EPC (Energy Performance Certificate) rating - D



LOCATION

Enjoy the best of both worlds, so conveniently located from the Village centre and in easy reach of Bolton and Radcliffe by rail and road, the A666 and M60 are easily accessed.



Put on your walking boots and explore the area nearby. As you venture out across the road, countryside walks are in sight. Starmount reservoir is within a 10 minute walk away, where you can enjoy beautiful countryside walks scenery along the canal leading all the way into Radcliffe and Stoneclough. Bradley Fold Garden Centre is just around the corner, this Family owned business provides a range of both practical and beautiful products and a café where you can enjoy a range of delicious food.

Why not take a walk into the local village Centre? An easy stroll of about 5 minutes, where you can access a range of facilities, briefly including a newly built library which also houses the Access Bolton Service, Barbers, Coffee shops, Beauty Salons, Post Office, Chemist, Doctors Surgery, Dentist plus much more. Tesco Supermarket opened its doors approx. 7 years ago which became a great addition to the already thriving community

With the local Cricket Club, a bowls club and a thriving community scene, Little Lever is an inclusive and active community; particularly of interest to families with younger children, for whom there are societies and clubs to join.

Shop local with a trip to the local Mini Market, offering plenty of small run businesses who are friendly and very reasonably priced.

For families, nearby schools include, Masefield Primary School, Mytham Primary School and Bowness Primary School, with a number of local nurseries and after school clubs also in the vicinity of Little Lever. Little Lever Secondary School is less than a 5 minutes' walk and was rated 'Good' by Ofsted in 2022.

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