



61 Victoria Grove, Bolton

Offers Over £130,000

Miller Metcalfe
Every step of the way

61 Victoria Grove

Bolton

Great Investment Opportunity I Well Appointed Two Bedroom Property

Attention investors! This well appointed two bedroom property is a ready made investment opportunity and is perfect for those looking to bolster and enhance their portfolio. The house is available immediately with no chain.

The house is located on popular Victoria Grove just off Chorley New Road in Bolton and is close to a number of amenities such as shops, schools, leisure facilities and supermarkets.

Accommodation comprises: entrance porch with a door leading to a bright and airy lounge. Adjacent is a fully fitted kitchen area with a combination of base and eye level fitted units. Upstairs are two generous bedrooms and a fully fitted bathroom suite.

Council Tax band: A

Tenure: Freehold

EPC Energy Efficiency Rating: D

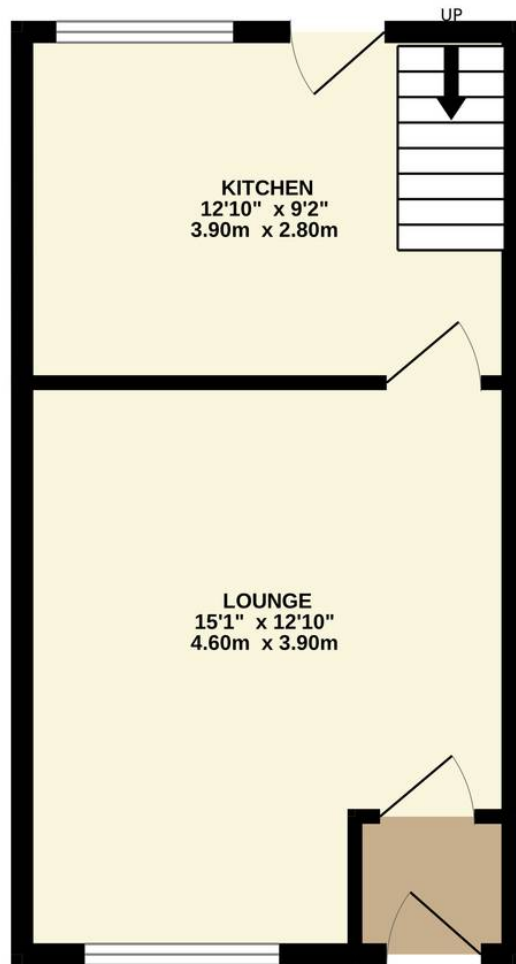
EPC Environmental Impact Rating: D



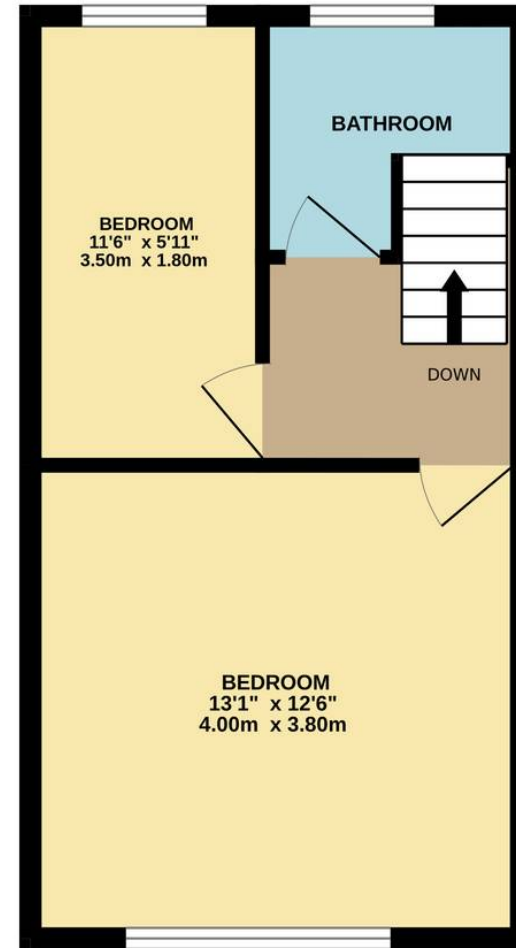




GROUND FLOOR
317 sq.ft. (29.4 sq.m.) approx.



1ST FLOOR
317 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 634 sq.ft. (58.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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