



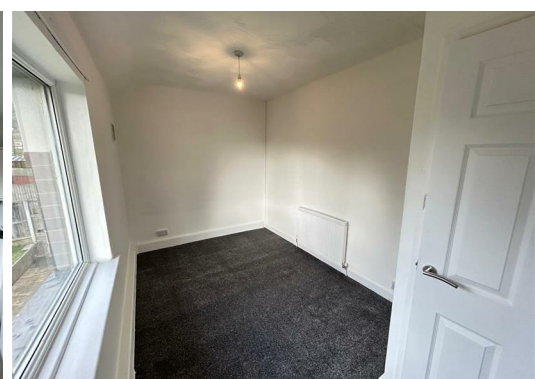
## Valpy Avenue, Bolton, Greater Manchester BL2 3AP £995 PCM

A well-presented three-bedroom terraced house located on Valpy Avenue in the popular area of Tonge Moor, Bolton. The property offers a generous lounge, ideal for both relaxing and entertaining, along with a fitted kitchen featuring a range of wall and base units with ample worktop space.

There are three well-proportioned bedrooms, providing comfortable accommodation for families or professionals, along with a modern three-piece family bathroom fitted with a shower over the bath. The property further benefits from gas central heating and uPVC double glazing throughout.

Externally, the property enjoys a private rear yard and on-street parking. Ideally suited to professionals or a family.

The home is perfectly positioned close to local amenities, schools, shops, and excellent transport links, making it a convenient and desirable place to live.

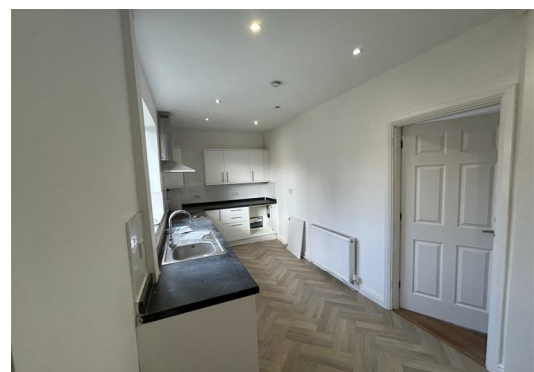
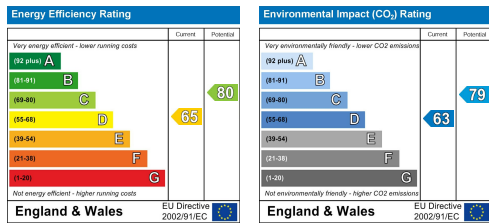


**Disclaimer:**

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending Tenants should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including gas central heating and so cannot verify they are in working order. Although we try to ensure accuracy, if measurements are used in this listing, they may be approximate. Therefore, if intending Tenants need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves. Photographs are reproduced for general information and it must not be inferred that any item is included for let with the property. Please contact 01706 823 131 for further details.

Viewing:

Viewing strictly by appointment through Lifestyle Sales and Lettings.



**Head Office:** 121 Whalley Road, Ramsbottom, Lancashire, BL0 0DG

**Telephone:** 01706823131 **Email:** enquiries@lifestylesalesandlettings.co.uk **Website:** www.lifestylesalesandlettings.co.uk