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**VICTORIA GROVE, HEATON, BL1 4JN**



- Mid terrace property
- Two bedrooms
- Fitted kitchen
- Garden areas to front and rear
- Three-piece bathroom
- Requires some updating
- No onward chain delay
- Early viewing advised



**£95,000**

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Located within an ever popular area close to wide ranging amenities, transport links and schooling, this two bedroom mid terrace property is likely to attract a great deal of attentions and is available with no onward chain delay. Requiring some updating the accommodation currently comprises: entrance vestibule, lounge, fitted kitchen with breakfast bar, two bedrooms and a bathroom with three piece suite. Externally the property enjoys a low wall garden palisade area to the front with the rear having a paved yard with roller shutter door enabling off-road parking if desired. Early viewing of this property is advised which in the first instance can be via our virtual viewing video and then in person by calling our Cardwells Estate Agents Bolton office on (01204) 381281, emailing [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or online at [cardwells.co.uk](http://cardwells.co.uk).

### **ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

**Vestibule:** Double glazed door to the front television leading into the vestibule. Laminate floor. Meter cupboard. Door into the lounge.

**Lounge:** 15' 5" x 12' 6" (4.7m x 3.8m) Double glazed window in wooden surround to the front elevation. Central heating radiator. Wall mounted electric fire.

**Kitchen:** 12' 6" x 9' 2" (3.8m x 2.8m) Double glazed door to the rear elevation and double glazed window in wooden surround to the rear. Range of base units with contrasting work surfaces, breakfast bar and matching wall mounted cabinets. Inset one and a half bowl sink and drainer. Plumbed for washing machine. Space for fridge. Electric cooker point. Radiator. Stairs lead off to the first floor landing.

**First floor landing:** Stairs lead off the kitchen to the first floor landing. Loft access.

**Bedroom 1:** 12' 10" x 12' 6" (3.9m x 3.8m) Double glazed window to the front elevation in wooden surround. Radiator.

**Bedroom 2:** 11' 10" x 5' 3" (3.6m x 1.6m) Double glazed window to the rear elevation in wood surround. Radiator.

**Bathroom:** 8' 10" x 4' 3" (2.7m x 1.3m) Double glazed window in wooden surround to the rear elevation. Three piece suite comprising bath with electric shower over, pedestal wash handbasin and dual flush WC. Radiator. Airing cupboard with central heating boiler.

**Outside:** The front of the property enjoys a low wall palisade area the rear enjoys a paved yard with roller shutter door providing vehicular access if required.

**Viewings:** For all viewings please contact Cardwells estate agents Bolton 01204 381281, [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk), [www.cardwells.co.uk](http://www.cardwells.co.uk)

**Tenure:** Cardwells estate agents Bolton research indicates the property is Freehold.

**Council tax:** Cardwells estate agents Bolton research indicates the property is band A annual cost of £1511

**Flood risk information:** Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

**Conservation area:** Cardwells estate agents Bolton research indicates the property is not in a conservation area.

**Thinking of selling or letting in Bolton:** If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for

sale. Just call us on (01204) 381281, email: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visit: [www.cardwells.co.uk](http://www.cardwells.co.uk) and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

**Arranging a mortgage:** Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: [bolton@cardwells.co.uk](mailto:bolton@cardwells.co.uk) or visiting: [www.Cardwells.co.uk](http://www.Cardwells.co.uk)

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