



**MISTORIA**  
ESTATE AGENTS



## Room 1 30 Victory Road Bolton

**£105 Per Week**

1 en-Suite rooms available within a beautifully presented houseshare ,Newly furnished accommodation with bills included.

The property is set within the sought after village location of Little Lever with good local amenities and access to the Town Centre.

Viewing by appointment



- 4 en-suite bedrooms at £85PPPW
- Furnished accommodation
- Newly modernised
- Communal Lounge/Diner
- Popular location within Village setting
- easy access to the Town Centre

#### Full Description

**\*\*1 AVAILABLE\*\*** Ideal for working professional or students we are pleased to offer 4 en-Suite rooms within a beautifully presented houseshare with newly furnished accommodation & bills included.

The property is set within the sought after village location of Little Lever with good local amenities and access to the Town Centre and also benefits from a communal Living Room and modern Kitchen with new appliances.

Parking is available on site for 2 vehicles if required at an additional fee of £20 ppcm.

Viewing can be arranged by appointment with this office.







| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) A                                 |                            | 79        |
| (81-91) B                                   |                            |           |
| (69-80) C                                   |                            |           |
| (55-68) D                                   |                            |           |
| (39-54) E                                   | 39                         |           |
| (21-38) F                                   |                            |           |
| (1-20) G                                    |                            |           |
| Not energy efficient - higher running costs |                            |           |
| England & Wales                             | EU Directive<br>2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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