

**Beechcroft Grove, Bolton, BL2 6EZ**  
**Offers Over £140,000**  
**Council Tax Band: A**



Welcome to this well-presented 2-bedroom property offering a perfect blend of comfort and convenience. Ideal for small families, couples, or professionals, this home features:

Two spacious bedrooms with ample natural light and storage space

A fully equipped kitchen with modern appliances, plenty of counter space, and cabinetry for all your cooking needs

A clean, functional bathroom with a full-size shower, vanity, and quality finishes

A cozy living area, perfect for relaxing or entertaining

Convenient location, close to local shops, schools, public transport, and parks

This property is move-in ready and offers a welcoming atmosphere in a desirable neighborhood. Don't miss this opportunity to make it your new home!

A large garden providing comfort with a green environment filled with colourful plants and trees making it peaceful and full of life for you. Includes a shed where you can store all your essentials for the garden giving it a neater and cleaner look. It also has a sheltered patio providing shade and protection from sun, rain etc, with a sitting area underneath for comfort and shelter.



404 Derby Street, Bolton, BL3 6LS

01204 589600

[bolton@localagent.co.uk](mailto:bolton@localagent.co.uk)

[www.openhousebolton.co.uk](http://www.openhousebolton.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	