



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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Roscow Avenue, Bolton, BL2 6HU

£190,000

FULLY RENOVATED THREE BEDROOM MID TERRACE HOME

Welcome to this stunning mid-terrace home located on Roscow Avenue in Bolton. This delightful property offers a perfect blend of modern living and comfort, making it an ideal choice for first-time buyers.

As you enter, you are greeted by a spacious reception room that features a cosy log burner, creating a warm and inviting atmosphere for relaxation and entertaining. The contemporary kitchen diner serves as the heart of the home, providing a stylish space for family meals and gatherings. With modern fixtures and fittings throughout, this home is ready for you to move in and make it your own.

The first floor boasts two generously sized double bedrooms, both equipped with fitted wardrobes, ensuring ample storage space. A third bedroom, also of a generous size, offers versatility for use as a dressing room, home office, or playroom.

Step outside to discover a stunning rear garden that requires low maintenance, providing a perfect outdoor retreat for enjoying sunny days or hosting barbecues with friends and family.

This property is not only a beautiful home but also a fantastic opportunity for those looking to enter the property market. With its spacious living areas, modern amenities, and lovely garden, this mid-terrace house on Roscow Avenue is a must-see. Don't miss your chance to view this wonderful home!

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**3**

**1**

**1**

**C**

- Stunning Mid Terrace Property

■ Contemporary Fitted Dining Kitchen

■ On Street Parking

■ EPC Rating C
- Three Bedrooms

■ Bursting with Charm

■ Tenure Leasehold
- Three Piece Bathroom Suite

■ Low Maintenance Rear External

■ Council Tax Band A

Ground Floor

Gated forecourt with paving and stone chippings.

Entrance Hall

11'11 x 5'4 (3.63m x 1.63m)
Composite double glazed frosted front door, central heating radiator, coving, smoke detector, picture rail, wood effect laminate flooring, under stairs storage, doors leading to reception room, kitchen/dining area and stairs to first floor.

Reception Room

11'9 x 11'6 (3.58m x 3.51m)
UPVC double glazed bay window with fitted shutters, central heating radiator, coving, two feature wall lights, television point and cast iron log burner with tiled hearth and wooden mantel.

Kitchen/Dining Area

17'2 x 11'5 (5.23m x 3.48m)
UPVC double glazed window, central heating radiator, coving, range of panelled wall and base units with wood effect work surfaces, tiled splashback, composite sink and drainer with high spout mixer tap, integrated high rise double oven and microwave, four ring gas hob and extractor hood, plumbing for washing machine, space for fridge freezer, wood effect laminate flooring and UPVC double glazed French doors and windows to rear.

First Floor

Landing

6'7 x 5'6 (2.01m x 1.68m)
Loft access, coving, picture rail, doors leading to three bedrooms and bathroom.

Bedroom One

11'11 x 11'0 (3.63m x 3.35m)
UPVC double glazed bay window, central heating radiator, coving, two feature wall lights, television point and fitted wardrobes.

Bedroom Two

11'9 x 11'3 (3.58m x 3.43m)
UPVC double glazed window, central heating radiator, coving, picture rail and fitted wardrobes.

Bedroom Three

8'9 x 5'5 (2.67m x 1.65m)
UPVC double glazed window, central heating radiator and coving.

Bathroom

7'10 x 5'5 (2.39m x 1.65m)
UPVC double glazed frosted window with fitted shutters, central heated towel rail, dual flush WC, pedestal wash basin with mixer tap, P-shaped panel bath with mixer tap and overhead electric feed shower, coving, partially tiled elevations and tiled flooring.

External

Rear

Enclosed garden with artificial lawn, Indian stone paving and stone chippings.

Front

