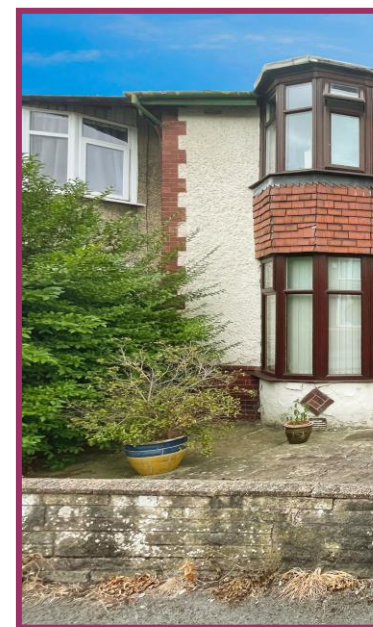


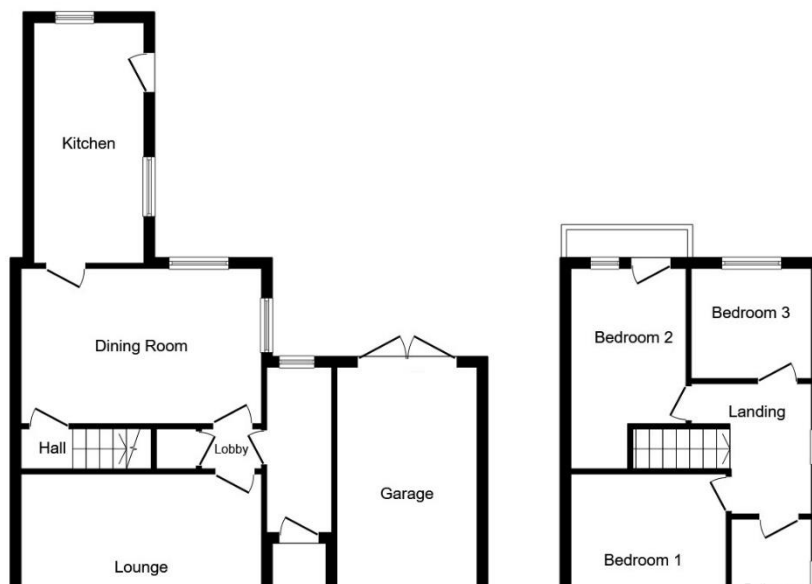
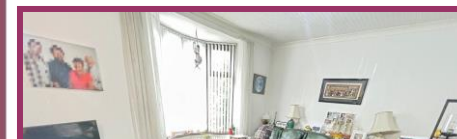
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ROSCOW AVENUE



- Sizeable end quasi-s
- Two reception rooms
- Three bedrooms
- Kitchen extension



Requiring modernisation but offering superb potential to create a sizable and comfortable family home this quasi semi detached has an excellent plot size with an attached garage potentially offering scope for additional accommodation. The accommodation is habitable however it is fair to say that most buyers will want to upgrade and potentially alter the layout which currently comprises entrance hall, lounge, separate dining room, kitchen extension, three bedrooms and a four piece bathroom. Externally, the property sits on an unusually large sized plot and has the added, unique advantage of a an attached garage which features a taller than average roofline to allow for caravan storage. Viewings can be arranged via calling Cardwells Estate Agents Bolton office on (01204) 381281, emailing bolton@cardwells.co.uk or online @cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 10' 10" x 4' 3" (3.3m x 1.3m) Double glazed door to the front elevation. Double glazed door to the rear. Radiator.

Lounge: 15' 9" x 12' 2" (4.8m x 3.7m) Double glazed bay window to the front television. Two radiators.

Dining room: 15' 9" x 10' 2" (4.8m x 3.1m) Double glazed window to the rear and side elevations. Two radiators. Stairs lead off to the first floor landing. Double glazed window to the rear and side elevations. Two radiators. Stairs lead off to the first floor landing.

Kitchen: 15' 9" x 7' 3" (4.8m x 2.2m) Double glazed window and door to the side elevation. Window to the rear. Range fitted base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink and drainer. Electric hob, extractor and double oven. Plumbed for washing machine. Space for fridge and freezer. Tiled floor. Radiator. Stairs lead off the dining room

First floor landing: Double glazed window to the side elevation. Radiator. Loft access with pulldown ladder leading to attic space boarded for storage. Light.

Bedroom 1: 12' 2" x 10' 2" (3.7m x 3.1m) Double glazed bay window to the front elevation. Fitted wardrobes. Radiator.

Bedroom 2: 14' 1" x 7' 7" (4.3m x 2.3m) Double glazed window to the rear elevation. Fitted wardrobe. Radiator.

Bedroom 3: 7' 7" x 7' 7" (2.3m x 2.3m) Double glazed window to the rear elevation. Radiator.

Bathroom: 9' 2" x 5' 3" (2.8m x 1.6m) Double glazed window to the side elevation. Four piece suite comprising bath, WC, pedestal wash handbasin and shower cubicle. Part tile elevations. Radiator.

Outside: The property sits on a good sized plot with paved garden areas to the front and rear. The side has an attached garage with twin wooden doors to front and rear allowing vehicle access through the garage to the rear.

Viewings: All viewings are by advance appointment with Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells Estate Agents Bolton research shows the property is Freehold.

Plot Size: Cardwells Estate Agents Bolton research shows the plot size is approximately 0.05 acres.

Council tax: Cardwells estate agents Bolton research shows the property is band A annual charges of £1511

Flood risk information: Cardwells Estate Agents Bolton research shows the property is in a very low flood risk area.

Conservation area: Cardwells Estate Agents Bolton research shows 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 or visit: 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 or visiting: www.Cardwells.co.uk

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