



Roslin Gardens

HALLIWELL



SHARPLES
ALARMS

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Blending convenience, green space and strong local amenities, Roslin Gardens offers a lifestyle that is both practical and easy to enjoy – ideal for modern family living.

A pathway leads through a quaint front courtyard setting, guiding visitors to the front door in a way that feels both homely and timeless. A private driveway and garage offer a practical welcome.



Welcome Home

Stepping into the hall, and flowing through into the lounge, and the atmosphere shifts into something altogether more relaxed. Daylight drifts through the window, casting a gentle rhythm across the room as the hours pass.

This is a space that lends itself effortlessly to togetherness. Evenings gathered around the fire, weekends filled with family and friends, quiet moments curled up with a book in the soft glow of lamplight. There is a sense of ease here, where everyday moments gather weight and become memories.

Traditional details, including stained glass accents, add a layer of character that speaks to the home's history. With thoughtful updates, this room could become a beautiful homage to the home's traditions.





Where Life Gathers

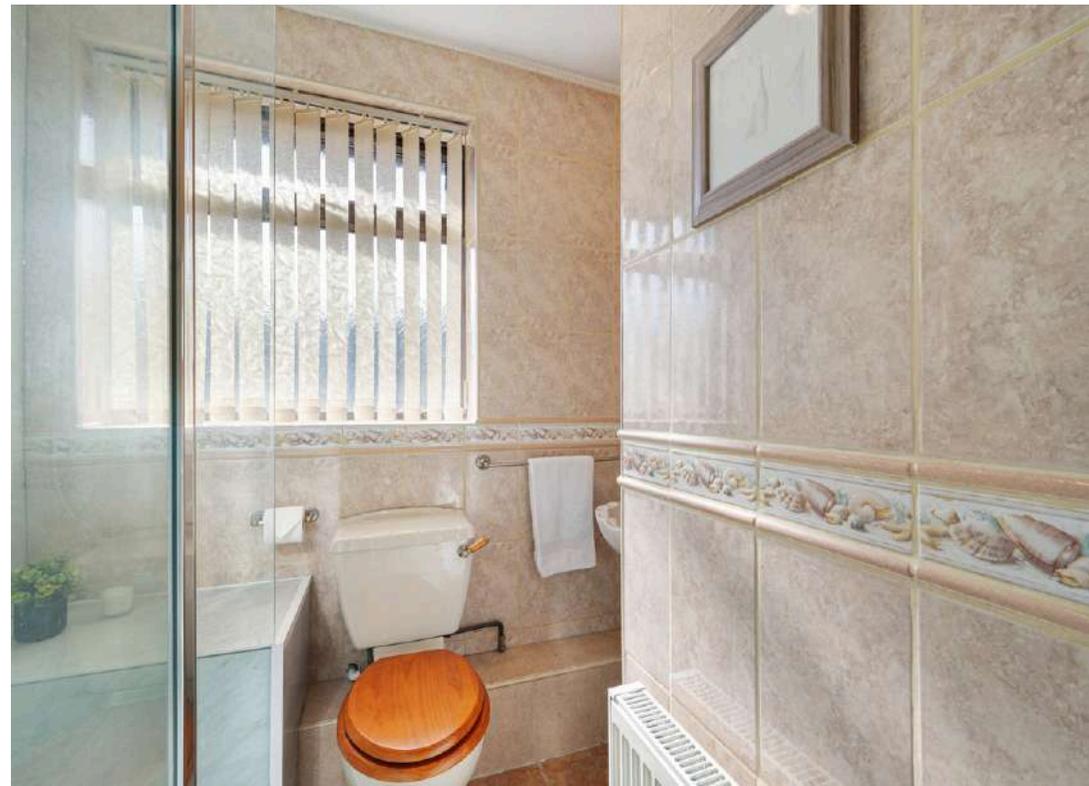
Beyond, double doors open into the adjoining dining area, where glass-fronted cabinets add character and continuity. It is easy to imagine this space evolving into a contemporary space, where culinary creativity and conversation intertwine, and where everyday meals become something to linger over.

There is a natural flow here to the kitchen, forming the heart of everyday living. Tiled underfoot and lined with classic wooden cabinetry, it is a space that has served well and offers exciting scope for transformation. Sunlight settles softly by the window above the sink, offering a gentle view of the garden beyond as morning routines unfold.

A Gentle Ascent

The staircase rises from the entrance hall, its mahogany tones adding warmth and familiarity. As the landing unfolds, there is a feeling of space and light, with feature wallpaper guiding the way.

At the top, the bathroom sits quietly to one side. Fully tiled in soft peach tones with shell-inspired detailing, it offers a generous space and the promise of a relaxing unwind. A walk-in shower is neatly enclosed with fitted panels, creating a practical and spacious area for daily routines.





Room To Rest

The principal bedroom enjoys a peaceful outlook to the front, with a wide window inviting in natural light. Fitted wardrobes stretch along one wall, incorporating a dressing area that keeps everything neatly in place. There is a calm simplicity here, with space to create a restful, personal haven. Bedroom two looks out over the rear garden, where greenery softens the view. Generous in size, it already benefits from fitted storage, making it both practical and inviting. Whether styled as a guest room, a creative space, or a place to unwind, it offers plenty of opportunity.

Bedroom three is a thoughtfully arranged room, with built-in furniture making clever use of the space. Currently practical and well organised, it could easily evolve into a nursery, a study, or a cosy retreat, adapting as needs change over time.

Soak In The Sun

Stepping outside, the garden opens into a sunlit patio just beyond the kitchen. Sunshine lingers here throughout the day, making it an ideal spot for morning coffee or an afternoon pause.

The space extends with a sense of simplicity and potential. A shed sits neatly to one side, while the driveway runs through to the rear with gated access. There is room here to introduce planting, seating areas, or even a more landscaped design.

It is a garden that invites imagination. A place where borders could bloom, where outdoor dining could become a regular ritual, and where long summer evenings might unfold beneath open skies.





Out & About

Set in Roslin Gardens in Halliwell, this home enjoys a well-connected and family-friendly position, where everyday convenience meets green open space. It's a location known for its practicality, strong community feel and easy access to both town and countryside.

Families are well catered for, with Smithills School, Thornleigh Salesian College and Oxford Grove Primary School all within easy reach, alongside regular bus routes to Canon Slade School.

Day-to-day amenities are close at hand, with Astley Bridge offering an Asda superstore, independent shops, bakeries and cafés, while Blackburn Road provides a wider range of local services. For shopping, dining and leisure, Middlebrook Retail Park is just a short drive away.

Outdoor space is a real highlight. Moss Bank Park is moments away, perfect for families, while Tootle Park, Queens Park and the scenic trails of Smithills Country Estate and the West Pennine Moors offer plenty of opportunity to get out and explore.

Leisure and community are well represented, with Heaton Cricket Club and Astley Bridge Cricket Club within walking distance, and Smithills Hall Farm providing a fantastic day out for all ages. Local favourites such as The Bob Smithy and Bake and Roast offer relaxed spots to unwind.

Commuters are well positioned with easy access to Moss Bank Way, the A666 and nearby train stations, alongside regular bus routes into Bolton and beyond.

Nestled into the gentle rhythm of Roslin Gardens, with charm and a homeliness that has been cherished over time and now awaits its next chapter. There's space here not just to live, but to reimagine, to reshape, and to create a home full of memories.



The Finer Details

- Three Bedroom Mid-Terrace Home
- Sold with No Onward Chain
- Bursting with Potential
- Light-Filled Lounge and Open Plan Kitchen / Dining Room
- South-East Facing Rear Garden
- Single Garage
- Leasehold 740 Years Remaining
- Ground Rent £15.75 Per Annum
- Bolton Council Tax Band B

Total Approx. Floor Area 903 Sq.ft. (83.9 Sq.M.)

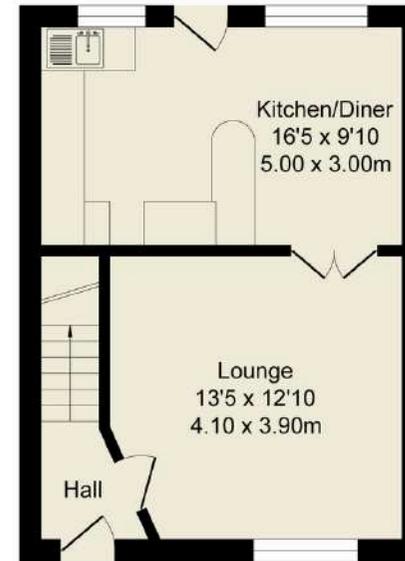
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



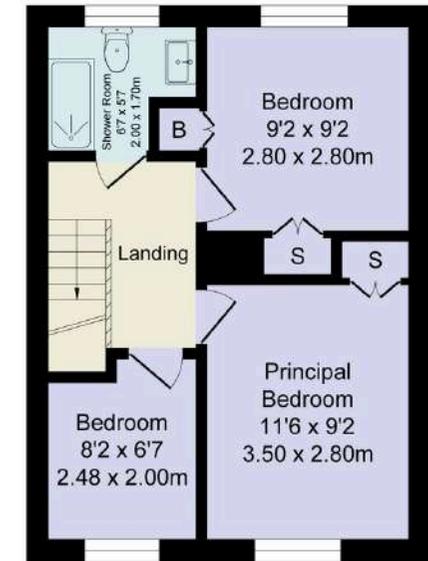
Garage

Approx. Floor Area 145 Sq.Ft (13.5 Sq.M.)



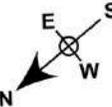
Ground Floor

Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)



First Floor

Approx. Floor Area 379 Sq.Ft (35.2 Sq.M.)



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To view Roslin Gardens,
Call 01204 773556 or email sales@wainwrightshomes.com