



6 Roslin Gardens, Bolton

£199,950 Leasehold

Three piece Bathroom suite with spa bath • Garden fronted, garden to rear and detached Garage • Close to all local amenities, transport/commuting links and good schooling • New Gas Combi Boiler • Fully Rewired + New Consumer Unit • Popular Residential Location • Loft Room • Fully renovated throughout • Large Conservatory • Ideal First Time Buyers Home



Beautiful 3-bed mid-terrace house; modern living at its best. Stylish conservatory, spa bath, gas boiler, re-wired, loft room, garden, garage, ideal for first-time buyers. Close to amenities, schools, and transport links.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: G



Entrance Hall

12' 5" x 4' 10" (3.78m x 1.47m)

UPVC door with frosted glass and letter box. Double glazed frosted window. Carpeted. Radiator. Inset ceiling light. Carpeted stairs to the First Floor. Door to the Lounge.

Lounge

13' 10" x 12' 5" (4.22m x 3.78m)

Laminate flooring. Power points. Radiator. TV point. Gas fire in surround. Double glazed window. Useful under stair storage housing the electric meter. Storage unit. Opening into the Kitchen/Diner.



Kitchen/Diner

12' 4" x 8' 10" (3.76m x 2.69m)

Laminate flooring. Power points. Full range of wall and base units with white gloss effect cabinetry and black speckle work tops. Plinth lighting and under cabinet lighting. Wall mounted oven. Five ring gas hob with cooker hood. One and a half stainless steel sink with drainer. Plumber for dish washer and washing machine. Space for white goods and dining table with chairs. Two ceiling lights. Radiator. Double glazed window. Patio doors to the Conservatory.





Conservatory/Utility

16' 7" x 12' 4" (5.05m x 3.76m)

Double glazed Conservatory. Tiled flooring. Power points. Radiator. Fitted base unit with white gloss effect cabinetry and black speckle work top. Light. UPVC door with double glazed glass to access the rear.

Landing

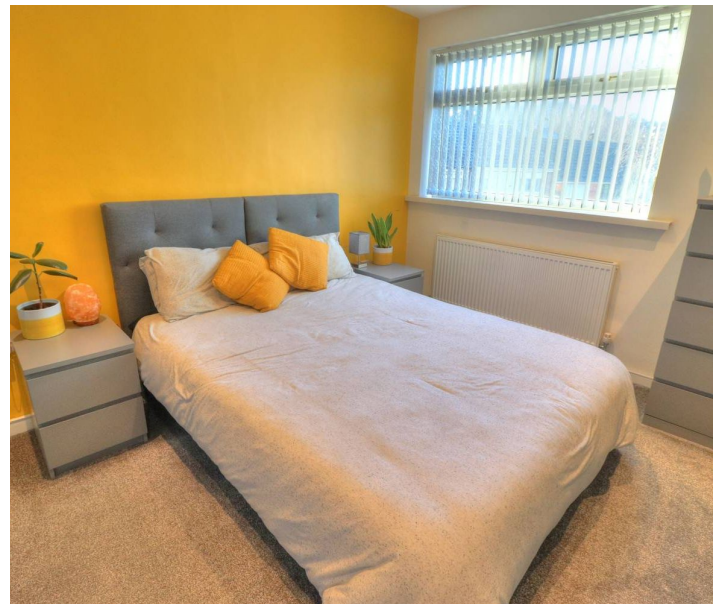
9' 2" x 6' 4" (2.79m x 1.93m)

Carpeted. Power points. Inset ceiling lights. Doors to all bedrooms and the bathroom completes the layout.

Bedroom One

14' 0" x 9' 8" (4.27m x 2.95m)

This double bedroom sits to the front aspect of the property. Fully Carpeted. Multiple Power points. TV point. Radiator. Built in wardrobe with sliding doors. Inset ceiling spot lights. Double glazed window.



Bedroom Two

11' 7" x 9' 8" (3.53m x 2.95m)

This double bedroom sits to the rear aspect of the property. Fully Carpeted flooring. Multiple Power points. Radiator. Built in wardrobe. Inset ceiling lights. Double glazed window.



Bathroom

6' 6" x 6' 3" (1.98m x 1.91m)

Vinyl flooring. Tiled elevations. Heated towel rail. Shaving point. Bath with over head shower. W/C. Sink on white unit. Frosted double glazed window. Inset ceiling lights.



Study

8' 9" x 6' 3" (2.67m x 1.91m)

Carpeted. Power points. Radiator. Double glazed window. Inset ceiling lights. Stairs to the Second Floor with useful under stair storage.

Loft Room

16' 4" x 14' 0" (4.98m x 4.27m)

This double bedroom sits with views to the front and rear of the property. Laminate flooring. Power points. Four velux windows. Inset ceiling lights. Door to the useful storage room.







FRONT GARDEN

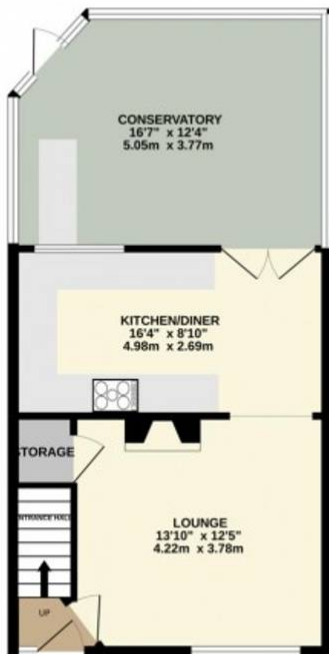
The property is garden fronted which is low maintenance made up of flagging and decorative stones.

REAR GARDEN

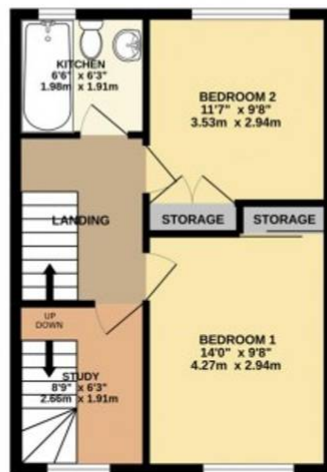
To the rear of the property is a low maintenance garden made up of decking and flagging with gate to access the rear where you will find the entrance of the detached garage and parking spot. Outdoor water tap.



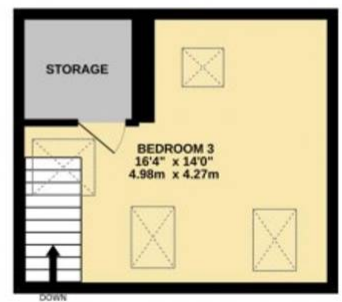
GROUND FLOOR
540 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
234 sq.ft. (21.7 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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