



1 Roslin Gardens, Bolton

£230,000 Leasehold

Three bedroom extended end of terrace • Modern kitchen with Neff induction hob and slide and hide oven • Downstairs W.C. • Large extension which can be used as dining area or entertaining room • Bi fold doors in the extension • Modern bathroom suite with chrome power shower • Indian stone patio area with two further artificial lawn patio areas • Separate garage with up and over door • Potential to extend STPP • Walking distance to great schools and Moss Bank Park





This beautifully presented three bedroom extended end of terrace house offers spacious and versatile accommodation, ideal for modern family living. The property features a welcoming entrance hall leading to a bright and airy lounge, which flows seamlessly into a large extension at the rear. This impressive space is perfect for dining or entertaining, enhanced by bi-fold doors that open onto the rear patio, creating an effortless indoor-outdoor connection. The contemporary kitchen is equipped with high-quality Neff appliances, including an induction hob and a sought-after slide and hide oven, providing both style and functionality for keen home cooks.

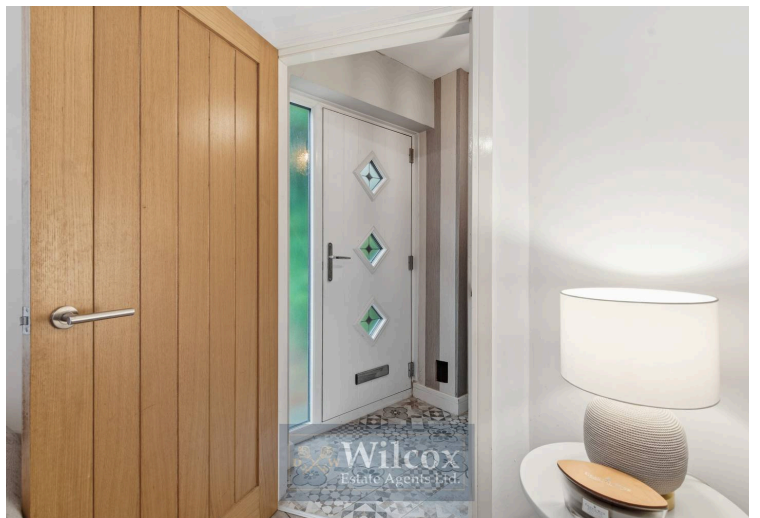
A convenient downstairs W.C. adds practicality for guests and family alike. Upstairs, you will find three well-proportioned bedrooms and a modern bathroom suite, complete with a chrome power shower for a touch of luxury. The property is finished to a high standard throughout and offers further potential to extend, subject to the necessary planning permissions (STPP). Situated within walking distance of excellent local schools and the ever-popular Moss Bank Park, this home is perfectly positioned for families seeking access to green spaces and reputable educational facilities.

GROUND FLOOR

1ST FLOOR



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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The outside space has been thoughtfully landscaped to provide a low-maintenance yet attractive setting. To the front, an Indian stone pathway is complemented by a decorative stoned area and established bushes, creating a welcoming approach to the property. The rear garden is designed for both relaxation and entertaining, featuring an Indian stone patio area that is ideal for al fresco dining. Two further artificial lawn patio areas offer additional space for children to play or for adults to unwind, ensuring year-round useability with minimal upkeep. A separate garage with an up and over door provides secure storage or parking, adding valuable practicality to the home. The overall plot provides a sense of privacy and ample opportunity for outdoor enjoyment, making this property a superb choice for buyers looking for a stylish, move-in ready home with excellent amenities on the doorstep.