



81 Rossall Road, Bolton

£160,000 Freehold

Modern three bedroom end of terrace property • Brand new kitchen in high gloss white • Downstairs W.C. • Brand new flooring throughout • Off road parking to rear for one vehicle • Potential to extend STPP • Large car park to rear for residents • close to outstanding schools both primary and secondary • Close to local amenities • Walking distance to seven Acres Country Park





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This beautifully presented three bedroom end of terrace house offers stylish and contemporary living in a sought-after residential area. The property features a brand new high gloss white kitchen, providing a modern and practical space for cooking and entertaining. The ground floor also benefits from a convenient downstairs W.C., ideal for guests and family alike. Throughout the home, brand new flooring has been fitted, enhancing the fresh and welcoming atmosphere. The spacious living accommodation is complemented by three generously sized bedrooms, making this an excellent choice for families or professionals.

There is off road parking to the rear for one vehicle, as well as access to a large residents' car park, ensuring parking is never an issue. With the potential to extend (subject to planning permission), this property offers flexibility for future growth. Located close to outstanding primary and secondary schools, it is perfect for families seeking excellent education options. Local amenities are just a short stroll away, offering convenience for every-day needs. For those who enjoy the outdoors, the property is within walking distance of Seven Acres Country Park, providing the perfect setting for scenic walks and recreation.

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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To the front of the property, a fence panel surround creates a sense of privacy, while a wrought iron gate welcomes you onto a well-maintained lawned area and a flagged pathway that leads to the entrance. The rear garden is fully flagged for low maintenance and features a secure fence panel surround and a double timber gate, providing both security and ease of access. An outside hose pipe connection is available, making garden maintenance simple and efficient. For additional storage, a durable composite shed is included, ideal for storing gardening tools, bicycles or outdoor equipment. The outdoor spaces have been thoughtfully designed to offer both practicality and a pleasant environment for relaxing or entertaining. Whether you are looking for a safe play area for children, a spot to enjoy summer barbeques, or simply a private retreat after a busy day, this property's outside space can accommodate your needs.