



**Roscow Road, Kearsley, Bolton, BL4 8NX**

**Offers Over £300,000**

**FOR SALE WITH NO ONWARD CHAIN! IMMACULATE PRESENTATION THROUGHOUT! 3 RECEPTION ROOMS! EXTENDED TO THE SIDE AND REAR!** An absolutely stunning 3 bedroom extended semi detached located on Roscow Road in the Kearsley area of Bolton in Greater Manchester. With countryside views to the rear, and offering easy access to the M60 and M62 motorway junctions, briefly comprises of the following, an entrance hallway, a spacious lounge to the front of the property, a second reception to the rear with a feature wood burner stove within a limestone inglenook surround, a 3rd reception with patio doors to the rear, a fully fitted kitchen with integrated appliances, a utility room and a large rear garden with a patio area and spacious grass lawn. To the upper floor you will find 3 bedrooms, 2 double bedrooms (both with modern fitted wardrobes) and 1 single bedroom, plus a stunning Family bathroom with a 4 piece suite in white, including a vanity basin, toilet, deep bath tub and a walk in shower. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a modern combi boiler. **FREEHOLD PROPERTY. THE EPC IS ORDERED, LIVE SOON.**





## ACCOMMODATION

### **Lounge** 10' 5" x 12' 0" (3.17m x 3.67m)

A spacious lounge to the front of the property, with a feature limestone inglenook fireplace. Decorated in neutral colours with a beige coloured carpet. A large double glazed bay window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Reception Room 2** 11' 9" x 12' 3" (3.58m x 3.74m)

A second reception room to the rear of the property, with a feature limestone inglenook fireplace with a wood burner stove. Decorated in neutral colours with a beige coloured carpet. Warmed by a gas central heated radiator.

### **Reception Room 3** 9' 2" x 10' 11" (2.79m x 3.34m)

An open plan third reception room to the rear of the property with a pair of double glazed french doors to the rear aspect. Decorated in neutral colours with a beige coloured carpet. Warmed by a gas central heated radiator.

### **Kitchen** 9' 0" x 15' 0" (2.74m x 4.58m)

A modern fully fitted kitchen with an integrated gas hob, electric oven and an extractor hood. Space for a good sized dining table and chairs to the left of the kitchen. Decorated in neutral colours with a multi coloured tiled floor. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Utility room** 11' 6" x 8' 11" (3.5m x 2.72m)

A useful utility room, adjacent to kitchen. This could be converted into multi uses depending on the households needs.

### **Rear Garden**

A very spacious rear garden with a patio area and a large grass lawn. Lovely views of the countryside beyond the boundary.

### **Family Bathroom** 10' 10" x 9' 0" (3.3m x 2.74m)

A stunning 4 piece Family bathroom, with a vanity basin, toilet, deep bath tub and a walk in shower. Comes with fully tiled walls and flooring. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated towel holder.

### **Master bedroom** 13' 10" x 9' 7" (4.21m x 2.92m)

A double sized Master bedroom to the front of the property. Comes with fully fitted modern wardrobes. Decorated in neutral colours with a beige coloured carpet. A large bay fronted double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

### **Bedroom 2** 13' 10" x 9' 8" (4.21m x 2.95m)

A second double sized bedroom to the rear of the property. Comes with fully fitted, modern wardrobes. Decorated in neutral colours with a beige coloured carpet. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

### **Bedroom 3** 9' 0" x 6' 8" (2.75m x 2.04m)

A single sized bedroom to the front of the property. Decorated in neutral colours with a beige coloured carpet. Fitted with a double glazed window to the front aspect. Warmed by a gas central heated radiator.





