



Roscow Avenue, Brightmet, Bolton, BL2 6HU

Offers in the Region Of £150,000

2 RECEPTION ROOMS, 3 DOUBLE SIZE BEDROOMS! A well presented 3 bed mid terrace home, located on Roscow Avenue in the Brightmet area of Bolton in Greater Manchester. Briefly comprises of the following, a spacious lounge with a feature living flame gas fire and surround, an open plan kitchen with an integrated electric hob, oven, fridge freezer and extractor hood, a second reception room currently utilised as a dining area and a very spacious, low maintenance yard to the rear. To the upper floor you will find 2 double sized bedrooms (fully fitted wardrobes to the master bedroom) and a Family bathroom with a 4 piece suite in white, including a basin, toilet, bath tub and a shower cabinet, plus a 3rd double sized bedroom within a converted loft room with a fixed stairwell and door to the base. Comes with double glazed windows and doors throughout. Warmed by gas central heating via a combi boiler. Ideally situated between the town centres of Bolton and Bury. Viewings strictly by appointment only with Bolton Properties. Leasehold property with 890 years left on the lease, ground rent is 3.15 GBP per annum. EPC is ordered and will be live on the advert soon.



ACCOMMODATION

Lounge 12' 6" x 17' 0" (3.82m x 5.17m)

A spacious lounge with a feature living flame gas fire and surround. Decorated in neutral colours with a striped pattern carpet. Plenty of space for modern furniture to fit easily. Fitted with a large double glazed bay window to the front aspect. Warmed by a gas central heated radiator.

Reception Room 2 11' 7" x 11' 11" (3.52m x 3.62m)

A second reception room to the rear, with double glazed patio doors to the rear aspect. Decorated in neutral colours with a oak wood laminate floor. An open plan kitchen leads off to the left. Warmed by a gas central heated radiator.

Kitchen 9' 5" x 5' 4" (2.87m x 1.62m)

A fully fitted kitchen with an integrated electric hob, oven, fridge freezer and an extractor hood. Plumbed in for a washing machine. Decorated in neutral colours with part tiled walls and a tiled floor. A double glazed window is fitted to the rear aspect.

Rear Yard

A very spacious, low maintenance yard to the rear. Space to add on a conservatory or an extension if required.

Master bedroom 14' 7" x 9' 0" (4.44m x 2.74m)

A double sized Master bedroom to the front of the property. Comes with fully fitted wardrobes to one wall. Decorated in neutral colours with a dark grey carpet. A double glazed window is fitted to the front aspect. Warmed by a gas central heated radiator.

Bedroom 2 11' 4" x 11' 6" (3.45m x 3.51m)

A second double sized bedroom to the rear. 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.

Family Bathroom 8' 9" x 5' 5" (2.66m x 1.66m)

A 4 piece Family bathroom in white, including a basin, toilet, bath tub and a shower cabinet. Comes with fully tiled walls. A double glazed window is fitted to the rear aspect. Warmed by a gas central heated radiator.

Bedroom 3 (Loft Room) 15' 3" x 15' 11" (4.65m x 4.86m)

A third double sized bedroom within a converted loft room, with a fixed stairwell and a door to the base. Decorated in neutral colours with a blue coloured carpet. Fitted with 2 double glazed velux style windows into the roof space.



