



## 4 Roscow Avenue, Bolton

£140,000 Leasehold

Two double bedroom terrace property • Two reception rooms • Three piece bathroom suite with electric shower over the bath • Low maintenance front and rear yard • Excellent investment opportunity • Ideal first time buyer property • Close to numerous good primary schools • Walking distance to Leverhulme Park • Close to local amenities • Five minutes from closest train station





This well-presented two bedroom terraced house offers an excellent opportunity for both first time buyers and investors alike. The property features two generously sized double bedrooms, making it ideal for small families or professionals seeking additional space. The ground floor comprises two spacious reception rooms, providing ample space for both living and dining arrangements. The kitchen is well laid out, with plenty of storage and worktop space, and leads through to a modern three piece bathroom suite that includes an electric shower over the bath for added convenience.

The interior is neutrally decorated throughout, allowing buyers to easily add their own personal touch. The property is situated close to a variety of local amenities, including shops, cafes, and supermarkets, ensuring all daily needs are within easy reach. Families will appreciate the proximity to numerous highly regarded primary schools, while those who enjoy outdoor activities will find Leverhulme Park just a short walk away. Commuters will benefit from excellent transport links, with the nearest train station only five minutes away, providing quick and easy access to surrounding towns and cities.

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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Outside, the property boasts a low maintenance front yard, featuring a tarmac pathway that leads to the front entrance. This is complemented by a small lawned area, adding a touch of greenery to the frontage. The space is enclosed by a sturdy brick wall and a decorative wrought iron gate, offering both security and kerb appeal. To the rear, there is a similarly low maintenance yard, perfect for relaxing or entertaining guests with minimal upkeep required. The outdoor areas provide a practical and private space for residents to enjoy, whether it be for morning coffee, evening relaxation, or safe play for children. This property successfully combines comfortable living accommodation with manageable outside space, making it an attractive option for those seeking a well-located home with excellent amenities and transport links nearby.