



## 19 Rochester Avenue, Bolton

£180,000 Freehold

Three bedroom semi detached property • Modern high gloss white kitchen with sparkle granite worktops • Separate W.C. • Garage • Flagged driveway for multiple vehicles • Large rear garden with potential to extend STPP • Close to great schools both primary and secondary • Close to local amenities • Close to Seven Acres Country Park • Perfect family home

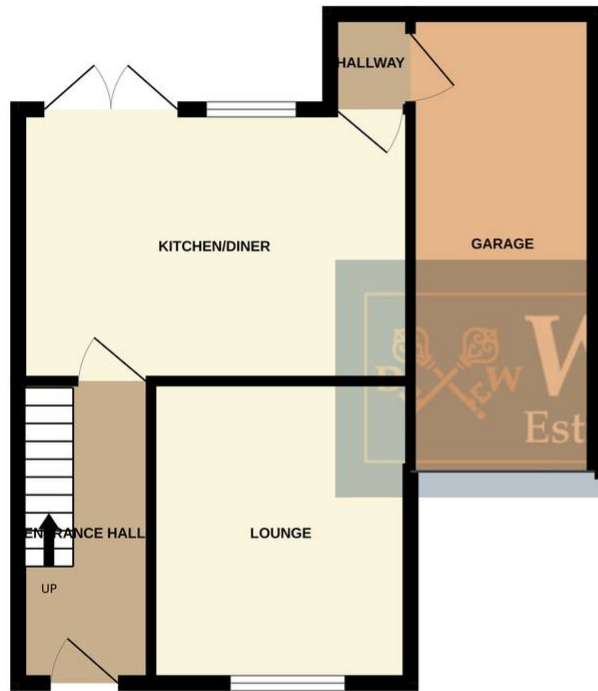




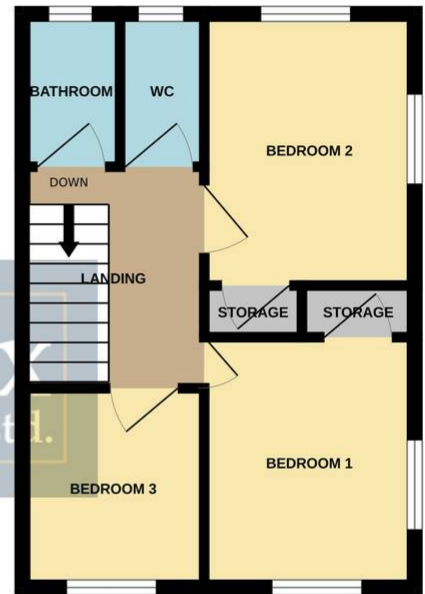
This three bedroom semi detached house offers an excellent opportunity for families seeking a modern and spacious home in a highly desirable location. Upon entering the property, you are greeted by a welcoming hallway leading to a bright and airy lounge, perfect for relaxing or entertaining guests. The heart of the home is a contemporary high gloss white kitchen, complete with sparkle granite worktops, providing both style and practicality for family meal preparation. Upstairs, three well-proportioned bedrooms provide ample space for rest and relaxation, while the family bathroom is finished to a high standard.

A separate W.C. adds convenience for busy households. The property benefits from double glazing and gas central heating throughout, ensuring comfort all year round. With its close proximity to excellent primary and secondary schools, this home is ideally situated for families. Local amenities are just a short walk away, and the beautiful Seven Acres Country Park offers the perfect escape for outdoor enthusiasts. The flagged driveway provides off-road parking for multiple vehicles, and the attached garage offers further storage or parking options. With a large rear garden and the potential to extend (subject to planning permission), this property truly is a perfect family home with scope to grow.

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.  
Made with Metropix ©2026



This three bedroom semi detached house offers an excellent opportunity for families seeking a modern and spacious home in a highly desirable location. Upon entering the property, you are greeted by a welcoming hallway leading to a bright and airy lounge, perfect for relaxing or entertaining guests. The heart of the home is a contemporary high gloss white kitchen, complete with sparkle granite worktops, providing both style and practicality for family meal preparation. Upstairs, three well-proportioned bedrooms provide ample space for rest and relaxation, while the family bathroom is finished to a high standard. A separate W.C. adds convenience for busy households. The property benefits from double glazing and gas central heating throughout, ensuring comfort all year round. With its close proximity to excellent primary and secondary schools, this home is ideally situated for families. Local amenities are just a short walk away, and the beautiful Seven Acres Country Park offers the perfect escape for outdoor enthusiasts. The flagged driveway provides off-road parking for multiple vehicles, and the attached garage offers further storage or parking options. With a large rear garden and the potential to extend (subject to planning permission), this property truly is a perfect family home with scope to grow.

The outside space of this property is equally impressive, offering both practicality and privacy. The flagged driveway to the front accommodates two vehicles and benefits from outside security lighting, ideal for peace of mind during the evenings. Access down the side of the property leads to a substantial garage (measuring approximately 5.36m x 3m) with an up and over door, ceiling strip lights, and power – perfect for secure parking or as a workshop. The rear garden is a standout feature, boasting a flagged patio area ideal for outdoor dining or entertaining, as well as a lawned area for children to play. There is a further patio area to the rear, a charming pond, and access to useful outbuildings, offering ample storage solutions. The garden is enclosed by a combination of brick wall and fence panels, with a wrought iron gate providing additional security and privacy. This generous outdoor space provides a safe and tranquil environment for families, with plenty of room for gardening, play, or potential extension (subject to planning). Whether you are looking to relax, entertain, or simply enjoy the outdoors, this property's outside space caters to every need.