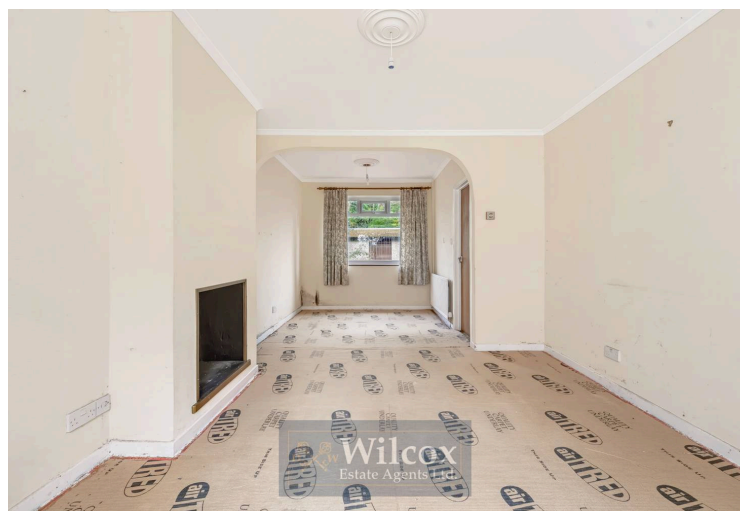


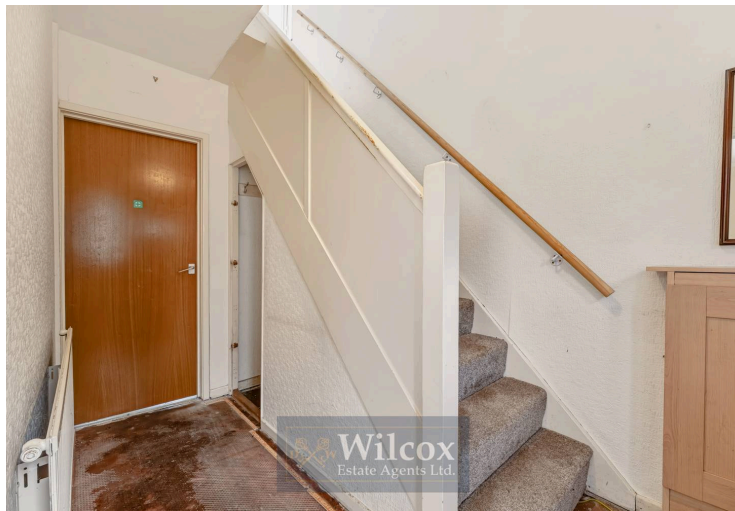


44 Roscow Avenue, Bolton

£160,000 Leasehold

Two double bedroom property • Large corner plot • Massive potential to extend STPP • Separate large garage • Could easily be converted to three bedrooms with a partition wall • In need of modernisation • Excellent investment opportunity • Perfect first time buyer property to put your own stamp on it • Close to great schools both primary and secondary • Walking distance to local amenities





Situated on a generous corner plot, this two double bedroom end of terrace house presents an exciting opportunity for first time buyers and investors alike. The property offers significant scope for modernisation, allowing the new owners to put their own stamp on the home. The accommodation comprises a spacious lounge, a well-proportioned kitchen, and two large double bedrooms, with the potential to create a third bedroom by installing a partition wall (subject to relevant permissions).

The house is perfectly positioned within walking distance to local amenities and is close to highly regarded primary and secondary schools, making it an ideal choice for families. A separate, large garage with electric lighting and power sits to the side of the property, providing ample storage or workshop space and offering further potential for conversion or extension (subject to planning permission). This property represents an excellent investment opportunity, with plenty of room to add value through refurbishment and possible extension.

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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Situated on a generous corner plot, this two double bedroom end of terrace house presents an exciting opportunity for first time buyers and investors alike. The property offers significant scope for modernisation, allowing the new owners to put their own stamp on the home. The accommodation comprises a spacious lounge, a well-proportioned kitchen, and two large double bedrooms, with the potential to create a third bedroom by installing a partition wall (subject to relevant permissions). The house is perfectly positioned within walking distance to local amenities and is close to highly regarded primary and secondary schools, making it an ideal choice for families. A separate, large garage with electric lighting and power sits to the side of the property, providing ample storage or workshop space and offering further potential for conversion or extension (subject to planning permission). This property represents an excellent investment opportunity, with plenty of room to add value through refurbishment and possible extension.

The outside space is equally impressive, beginning with a welcoming wrought iron gate that opens onto the front garden, which features two lawned areas bordered by mature bushes for privacy and greenery. There is convenient access down the side of the property, leading to a fully flagged rear garden that is both low maintenance and practical for outdoor entertaining. The rear garden is enclosed by sturdy fence panels, ensuring a safe and secure environment for children or pets. Double wrought iron gates provide access for vehicles, while electric lighting and a concrete base add functionality and convenience to the outdoor space. This expansive plot offers endless possibilities for landscaping or further development, making it a standout feature of this attractive home.