



Rosedale Avenue, Bolton, Lancashire, BL1

£199,950

A semi-detached house that is in need of general updating but offers fantastic potential to anyone looking to put their own stamp on a property. Set in a quiet location of Sharples and conveniently placed for all local amenities.

Accommodation briefly comprises: entrance porch, lounge, dining room, kitchen, utility room, first floor: landing, Three bedrooms and a three piece bathroom with separate wc room. Outside there are gardens to the front and rear with a driveway to the front leading to an attached garage.

The property also benefits from gas central heating and partly double glazing.

Offer for sale with no vendor chain call now to view.



 **the purple**
property shop

Tel: 01204 598979

GROUND FLOOR

Entrance Porch

Lounge

16' 9" x 14' 5" (5.11m x 4.39m)

Fitted gas fire, double glazed window, open staircase leads to the first floor

Dining Room

11' 1" x 9' 5" (3.38m x 2.87m)

double glazed window

Kitchen

11' 1" x 7' 5" (3.38m x 2.26m)

Fitted wall and floor units including stainless steel single drainer sink unit, radiator, double glazed windows, storage under stairs

Utility Room

Bathroom

Window, bathroom, sink

WC Room

WC

EXTERNAL

Gardens

Gardens to the front and rear with driveway

leading to

Attached Garage

Up and over door, power and light



FIRST FLOOR

Bedroom One

12' 1" x 10' 0" (3.68m x 3.05m)

Radiator, double glazed window

Bedroom Two

13' 3" x 8' 7" (4.04m x 2.62m)

Radiator, double glazed window

Bedroom Three

17' 1" x 9' 3" (5.21m x 2.82m)

Radiator, double glazed windows