



42 Roscow Ave, Brightmet, Bolton, Greater Manchester, BL2 6HU

Price £119,995

- 4 Bedrooms
- Fitted Kitchen/Diner
- Four Piece Family Bathroom
- 2 Parking spaces
- PVCu Double Glazing
- Four Piece En-suite Bathroom
- Gardens Front and Rear
- Must Be Viewed



Lounge 16'6" x 13'6" (5.03 x 4.12)

PVCu double glazed bay window to front, two radiators, door to:

Hallway

Stairs, door to:

Fitted Kitchen/Diner 16'4" x 13'8" (4.98 x 4.17)

Refitted with a matching range of beech effect base and eye level units with contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for, vent for tumble drier, built-in electric oven, four ring electric hob with extractor hood over, PVCu double glazed window to rear, double radiator, PVCu double glazed french doors to garden, door to Storage cupboard.

Storage cupboard.

Landing

Stairsto second floor.

Bedroom 2 10'10" x 13'8" (3.3 x 4.17)

PVCu Bay window to front, double radiator.

Bedroom 3 8'9" x 13'8" (2.67 x 4.17)

PVCu double glazed window to rear, radiator.

Bathroom

Four piece modern white suite comprising corner panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, PVCu frosted double glazed window to rear, laminate flooring.

Bedroom 4 5'5" x 11'0" (1.65 x 3.35)

PVCu double glazed window to front, radiator.

Landing**Master Bedroom 16'5" x 20'6" (5 x 6.24)**

PVCu double glazed window to rear, double glazed velux window to front, two radiators, door to built-in storage cupboard.

Built-in storage cupboard.

En-suite Bathroom

Refitted with four piece modern white suite comprising corner panelled bath, pedestal wash hand basin, tiled shower cubicle with power shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, PVCu frosted double glazed window to rear, laminate flooring.

Outside

Front garden, paved path leading to front entrance door with



mature flower and shrub borders beds, enclosed by dwarf brick wall to front and sides.
Rear garden enclosed by timber fencing to rear and sides, paved paths with lawned area, large paved sun patio, car parking space for two cars.



