



*Rosedale Avenue*

Bolton

**Miller Metcalfe**  
*Every step of the way*

# Rosedale Avenue

Bolton

Semi Detached



EPC Rating - To be confirmed

This spacious, larger than average semi-detached house is being welcomed to the market in a highly favoured area of Sharples. The well proportioned, family friendly accommodation has the potential to be extended further over the garage to create additional living space (Subject to the relevant planning).

In brief the property comprises, entrance porch, leading into a spacious lounge with stairs to the first floor, flowing into the 2nd reception room and in turn giving access to the extended kitchen. Rising to the first floor, three good sized bedrooms and family bathroom.

Private mature gardens, ample driveway parking, leading to the garage with electric door and gated access to the rear garden.

The property is situated upon the highly desirable area of Sharples on the outskirts of Bolton which is within easy access to a host of amenities including well renowned schooling and major transport links.

Early Viewing Strongly Recommended!!

## TENURE

Leasehold  
Lease Start Date  
24 Mar 1859  
Lease End Date  
24 Mar 2858  
Lease Term  
999 years from 24 March 1859  
Lease Term Remaining  
834 years

## COUNCIL TAX

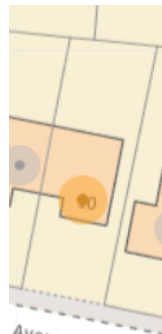
Band: C  
Annual Price:  
£1,909

## MOBILE COVERAGE

EE - Medium  
Vodafone - High  
Three - Medium  
O2 - High

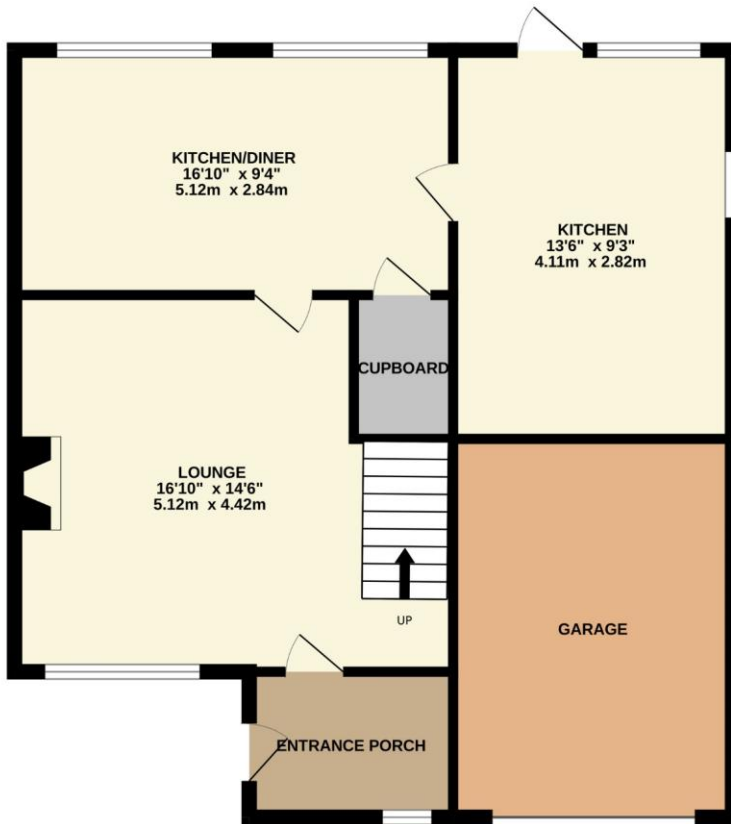
## BROADBAND

Basic  
17 Mbps  
Superfast  
66 Mbps  
Ultrafast  
1000 Mbps

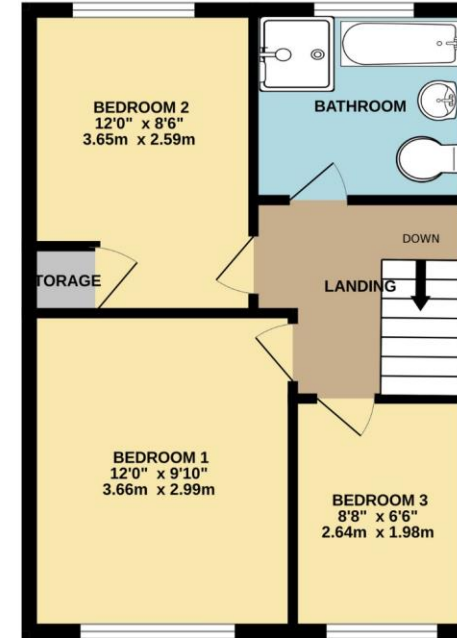




GROUND FLOOR  
753 sq.ft. (69.9 sq.m.) approx.



1ST FLOOR  
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1153 sq.ft. (107.1 sq.m.) approx.

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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.