



102 St Georges Avenue, Westhoughton, BL5 2EZ
Offers Over £200,000

Located in this popular residential area, close to local amenities, shops and schools, this semi detached property offers excellent accommodation, comprising:- Entrance hallway, good size lounge and dining kitchen. To the first floor there are three bedrooms two of which are double. Modern fitted bathroom and kitchen. Low maintenance gardens to front and rear. Driveway to accommodate two cars, additional on road parking is available to the front. OFFERED WITH NO ONWARD CHAIN EARLY VIEWING IS ESSENTIAL. FLOOR PLANS TO FOLLOW.

ENTRANCE PORCH

UPVC double glazed door. Door to lounge.

LOUNGE

UPVC double glazed window to front aspect, radiator open stairs leading to first floor. Door to dining kitchen.

DINING KITCHEN

Fitted with a range of wall and base units with built in oven, gas hob and extractor fan. Plumbed for auto washer. UPVC double glazed window and French doors to rear aspect. Radiator.

STAIRS LANDING

UPVC double glazed window to side aspect, doors to all bedrooms and bathroom.

BEDROOM ONE

UPVC double glazed window to front aspect, radiator.

BEDROOM TWO

UPVC double glazed window to rear aspect, radiator.

BEDROOM THREE

UPVC double glazed window to front aspect, radiator.

BATHROOM

UPVC double glazed window to rear aspect, radiator.

EXTERIOR FRONT

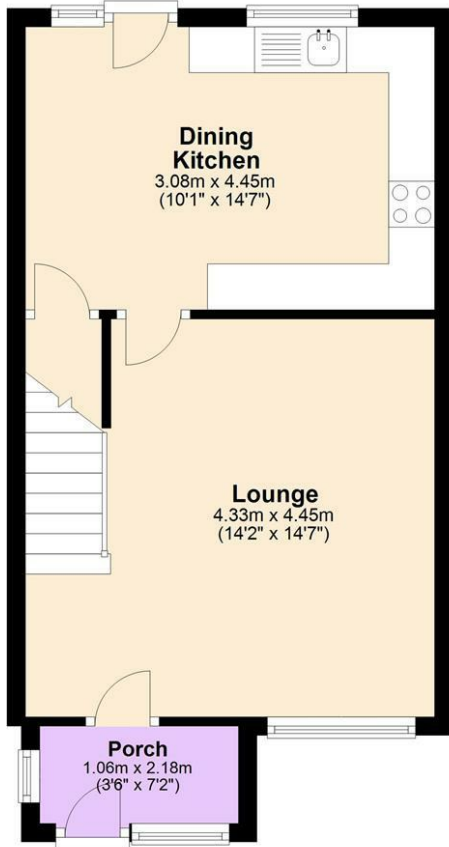
Low maintenance garden with decorative graveled area, long drive to accommodate two cars. Timber gate giving access to rear garden.

EXTERIOR REAR

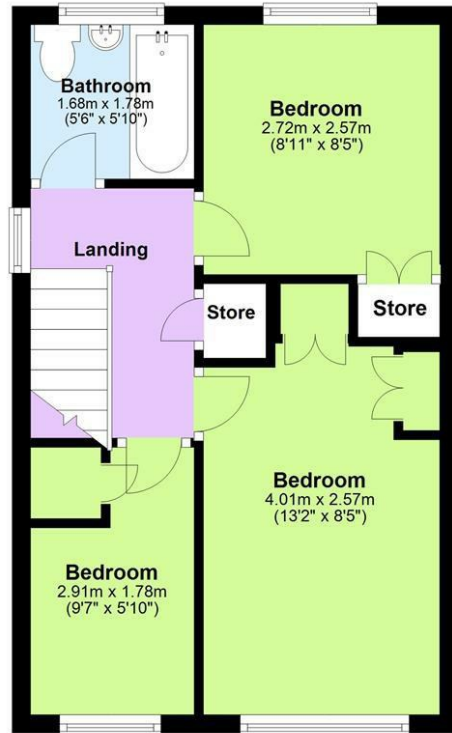
Low maintenance garden with good size paved patio. Raised decorative graveled area.

Floor Plan

Ground Floor



First Floor

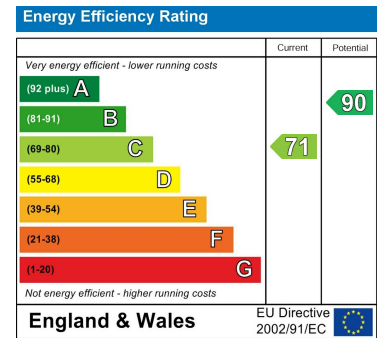


Total area: approx. 69.4 sq. metres (746.6 sq. feet)

Area Map



Energy Efficiency Graph



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67 Church Street, Westhoughton, Bolton, BL5 3RZ

Tel: 01942 842409 Email: lettings@copelandsproperty.co.uk www.copelandsproperty.co.uk