



## 159 St. Georges Avenue Westhoughton, Bolton, BL5 2ER

STUNNING four bedroom semi detached located in this popular residential area, close to local amenities, shops and schools, this semi detached property offers excellent accommodation, comprising:- porch, large dining room, large open plan family entertainments room, Bespoke quality fitted kitchen with integral appliances, downstairs double bedroom with en-suite shower. To the first floor there are three bedrooms two of which are double and fitted and a family bathroom. Large driveway to the front and beautiful landscaped. CHAIN EARLY VIEWING IS ESSENTIAL TO FULLY APPRECIATE. FLOOR PLANS TO FOLLOW.

**Offers In The Region Of £300,000**

# 159 St. Georges Avenue

Westhoughton, Bolton, BL5 2ER



- STUNNING 4 BEDROOM SEMI DETACHED
- GROUND FLOOR BEDROOM WITH EN-SUITE
- LARGE DRIVEWAY
- OPEN PLAN FAMILY DINING
- IMMACULATE THROUGHOUT
- NEW BOILER FITTED FEBRUARY 2024
- QUALITY FITTED KITCHEN
- BEAUTIFUL LANDSCAPED REAR GARDEN
- ELECTRIC CAR CHARGER

PORCH

FAMILY BATHROOM

DINING ROOM

EXTERIOR FRONT

KITCHEN

EXTERIOR REAR

FAMILY ENTERTAINMENTS ROOM

INNER HALL

GROUND FLOOR BEDROOM

GROUND FLOOR EN-SUITE

STAIRS LANDING

BEDROOM ONE

BEDROOM TWO

BEDROOM THREE



[Directions](#)



# Floor Plan



Total area: approx. 105.4 sq. metres (1134.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	