



132 St. Georges Avenue Westhoughton, Bolton, BL5 2EZ

THIS SPACIOUS SEMI DETACHED TRUE BUNGALOW has TWO DOUBLE BEDROOMS, modern fitted dining kitchen, open plan lounge dining, conservatory and modern shower room. Within easy reach of Westhoughton Town Centre which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores and is primely placed for catchment area for Ofsted 'outstanding' Eatock Primary School, with equally good access to commuter links with the M61 and Daisy Hill train station close by and bus routes. The property boasts an LARGER THAN AVERAGE DRIVEWAY and DETACHED GARAGE! OFFERED WITH NO ONWARD CHAIN early viewing is advised to appreciate what is on offer!

Offers Over £220,000

132 St. Georges Avenue

Westhoughton, Bolton, BL5 2EZ



- SEMI DETACHED TRUE BUNGALOW
- TWO DOUBLE BEDROOMS
- OPEN PLAN LOUNGE DINING
- CONSERVATORY
- DETACHED GARAGE
- AMPLE OFF ROAD PARKING
- WELL MAINTAINED THROUGHOUT
- OFFERED WITH NO ONWARD CHAIN

ENTRANCE HALL

EXTERIOR FRONT

LOUNGE DINING

25'0" x 9'3" (7.64m x 2.84m)

EXTERIOR REAR

CONSERVATORY

10'2" x 10'0" (3.12m x 3.06m)

KITCHEN

11'9" x 8'2" (3.59m x 2.51m)

BEDROOM ONE

10'2" x 9'1" (3.12m x 2.78m)

BEDROOM TWO

8'7" x 8'2" (2.63m x 2.51m)

BATHROOM

10'8" x 4'7" (3.27m x 1.40m)

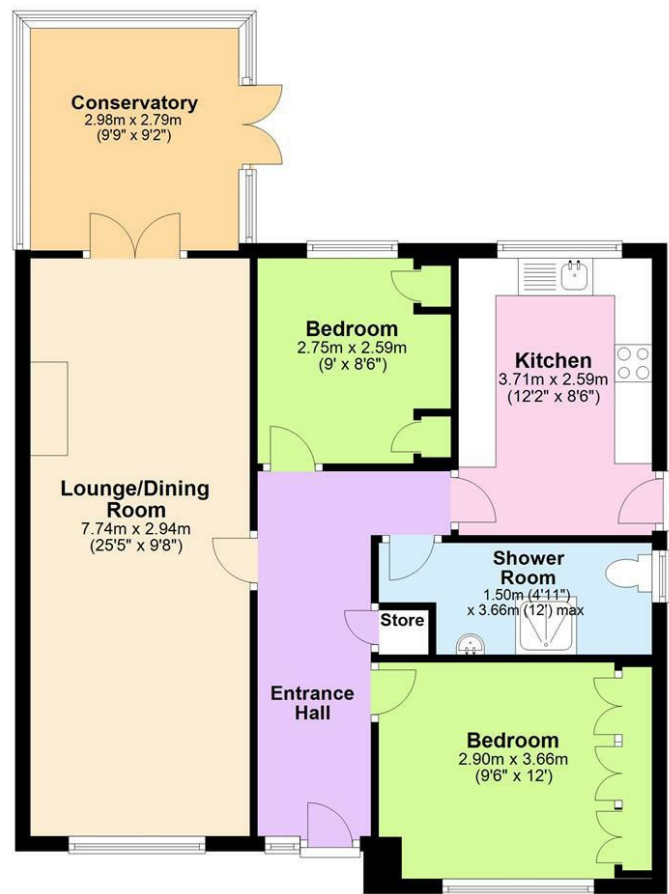


[Directions](#)



Floor Plan

Ground Floor



Total area: approx. 75.1 sq. metres (808.1 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC