



RESIDE  
BOLTON



16 St. James Avenue  
, Bolton, BL2 6HY

**Price £220,000**





## 16 St. James Avenue

, Bolton, BL2 6HY

This well-proportioned three-bedroom semi-detached home is ideal for families, couples, or first-time buyers seeking a move-in ready property with scope to add their own personal touch.

The front of the property provides off-road parking for two vehicles. Inside, the ground floor comprises a welcoming hallway, a lounge currently used as a bedroom, and a spacious open-plan kitchen/diner at the rear. The kitchen features an integrated oven and dishwasher, plenty of space for dining, and a cosy log burner, with direct access to the garden.

Upstairs, there are two generous double bedrooms and a smaller third bedroom, currently used as a dressing room but also ideal as a nursery or home office. The floor is completed by a luxurious four-piece bathroom, boasting a stylish freestanding bath, a walk-in rainfall shower, and a contemporary vanity sink unit.

Outside, the property enjoys a good-sized rear garden with a decking area, perfect for relaxing or entertaining.

Presented in good condition with laminate flooring throughout the hallway, lounge/bedroom, and kitchen/diner, the home would benefit from some light cosmetic updates but is ready to move straight into.

This attractive property offers practicality, space, and versatility, making it an excellent opportunity for buyers looking to settle into a home with potential to personalise.

Please note: The leasehold information is an approximation as we await confirmation. The lease has over 900 years remaining.







### Internal

This well-presented home offers a welcoming hallway, a lounge currently used as a bedroom, and a spacious open-plan kitchen/diner with integrated oven and dishwasher and access to the garden. Upstairs features two generous double bedrooms, a smaller third bedroom (ideal as a nursery, office, or dressing room), and a stylish four-piece bathroom with freestanding bath. Laminate flooring runs throughout the ground floor.

### External

To the front, the property benefits from off-road parking for two vehicles. The rear boasts a good-sized garden with a decking area, providing the perfect space for outdoor dining and relaxation.

- 3 Bedrooms
- Driveway Parking
- Open Plan Kitchen/Diner
- 4 Piece Family Bathroom
- Move In Condition
- EPC E

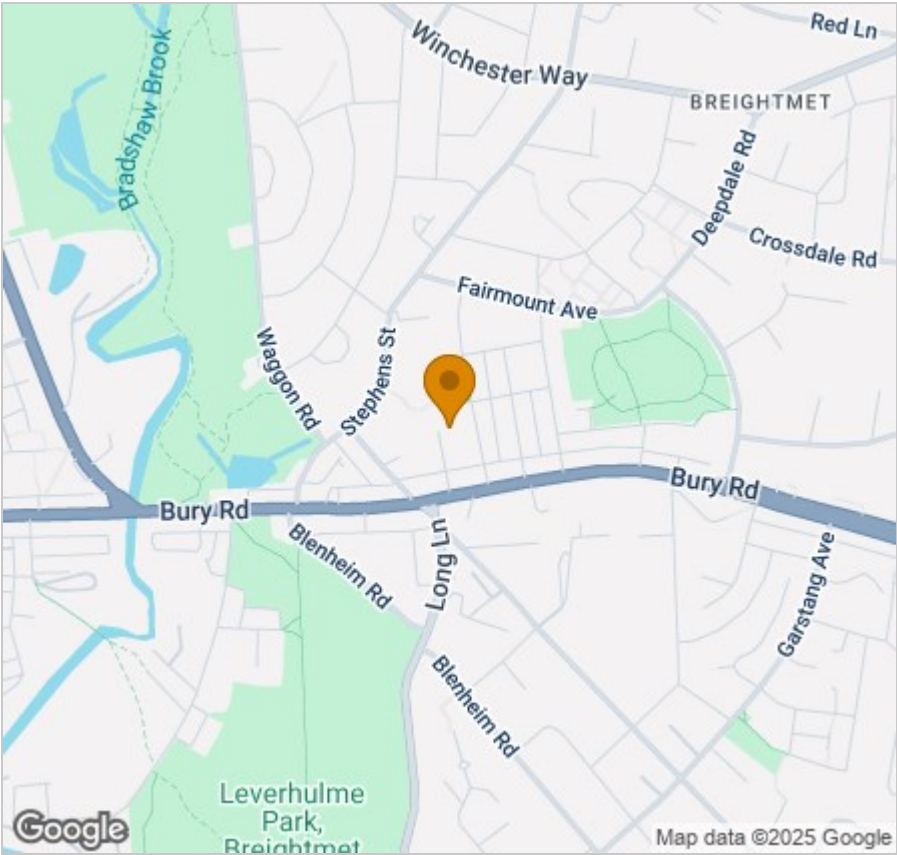




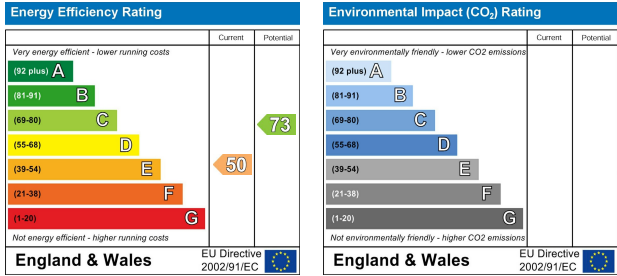
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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.