



106 St. Georges Avenue, Westhoughton
Bolton

Offers Over **£300,000**

106 St. Georges Avenue

Westhoughton, Bolton

Nestled in a sought-after location, this extended 4-bedroom semi-detached house presents a rare opportunity to own a spacious and well-appointed residence in a prime setting. Situated within close proximity to local amenities, transport links in the village including express trains directly to Manchester and Southport, and motorway connections, this property offers the perfect blend of convenience and comfort.

Upon entering through the entrance vestibule, you are greeted by a well-designed layout that seamlessly flows from the lounge to the kitchen, utility room, downstairs WC, and the family dining room. The ground floor has been thoughtfully planned to provide both functional living spaces and areas for relaxation and entertainment.

Ascending the stairs to the landing, you will find the master bedroom complete with an en-suite bathroom, along with three additional bedrooms and a family bathroom. Each room has been tastefully decorated and offers ample space to accommodate various lifestyle needs.

The large north-facing garden at the rear of the property ensures privacy and tranquillity, as it is not overlooked, providing the perfect outdoor sanctuary for relaxation or entertainment.

The kitchen boasts modern built-in appliances, with the cooker set to stay for the convenience of the new owners. The boiler, only 4 years old, adds to the appeal of this home, offering both comfort and energy efficiency.

Additionally, the property benefits from an extension completed in 2000, further enhancing the living space and adding to the overall value of the home. With a driveway providing parking for two cars, convenience and accessibility are prioritised for residents.

Furthermore, the property's proximity to the only OFSTED outstanding rated school in the area underscores its desirability for families seeking top-tier education for their children.





Entrance Vestibule

5' 11" x 2' 10" (1.81m x 0.87m)

Lounge

14' 1" x 14' 7" (4.30m x 4.44m)

Kitchen

10' 2" x 14' 8" (3.10m x 4.46m)

Utility

10' 2" x 4' 6" (3.11m x 1.38m)

WC

5' 6" x 3' 0" (1.67m x 0.91m)

Dining Room

17' 11" x 7' 9" (5.46m x 2.37m)

Landing

8' 11" x 6' 3" (2.71m x 1.91m)

Bedroom 1

13' 4" x 7' 9" (4.07m x 2.37m)

En-suite

3' 3" x 7' 9" (1.00m x 2.37m)

Bedroom 2

12' 6" x 8' 2" (3.82m x 2.50m)

Bedroom 3

8' 11" x 8' 1" (2.72m x 2.46m)

Bedroom 4

9' 7" x 6' 4" (2.93m x 1.92m)

Bathroom

5' 6" x 6' 3" (1.67m x 1.91m)





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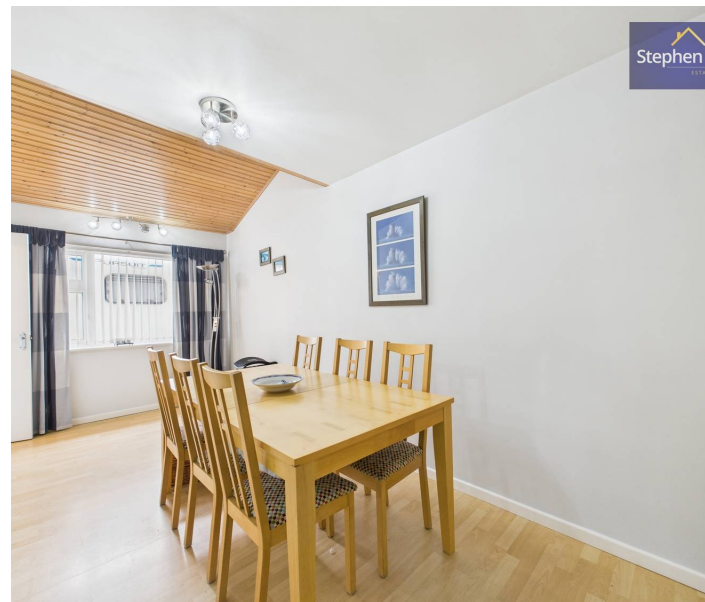
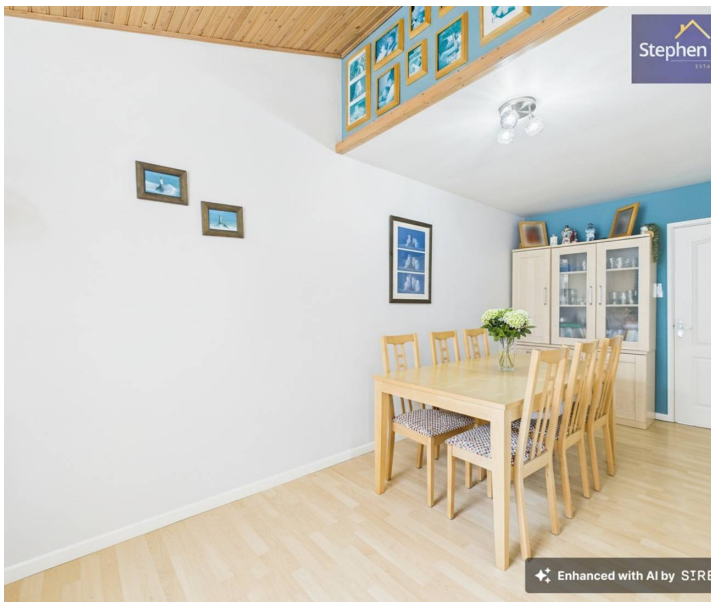
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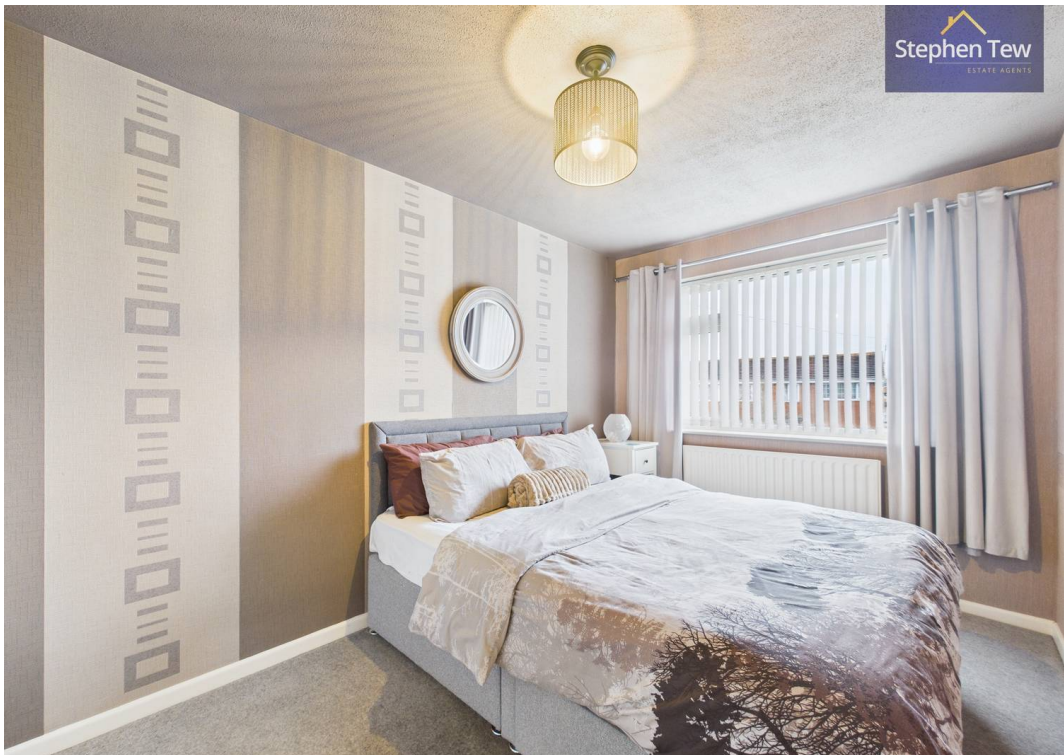
Bedroom 4

9' 7" x 6' 4" (2.93m x 1.92m)

Bathroom

5' 6" x 6' 3" (1.67m x 1.91m)



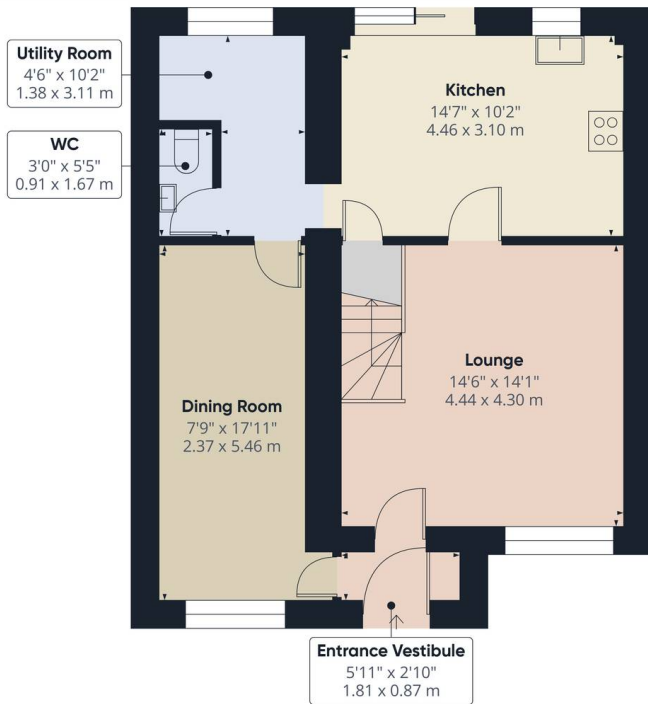


GARDEN

DRIVEWAY

2 Parking Spaces





Floor 1

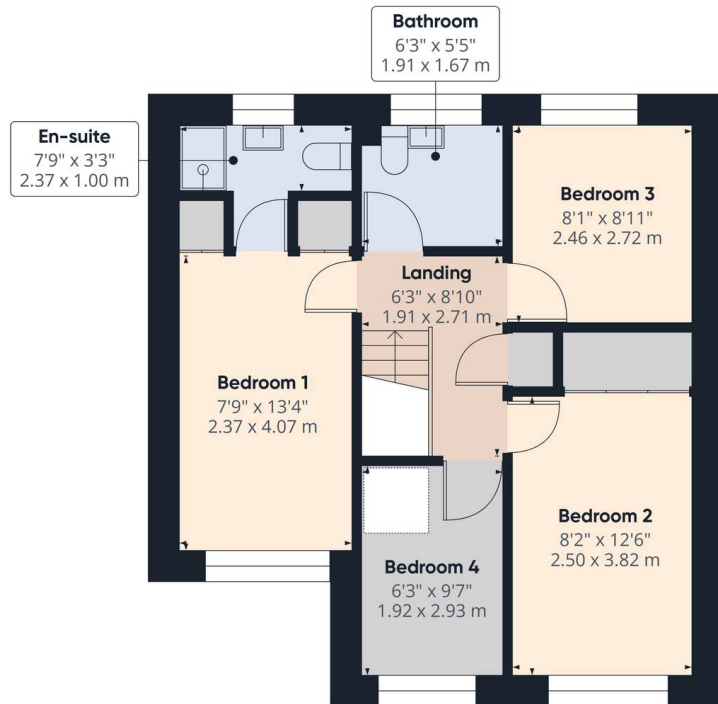


Approximate total area⁽¹⁾
596 ft²
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2



Approximate total area⁽¹⁾
470 ft²
43.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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