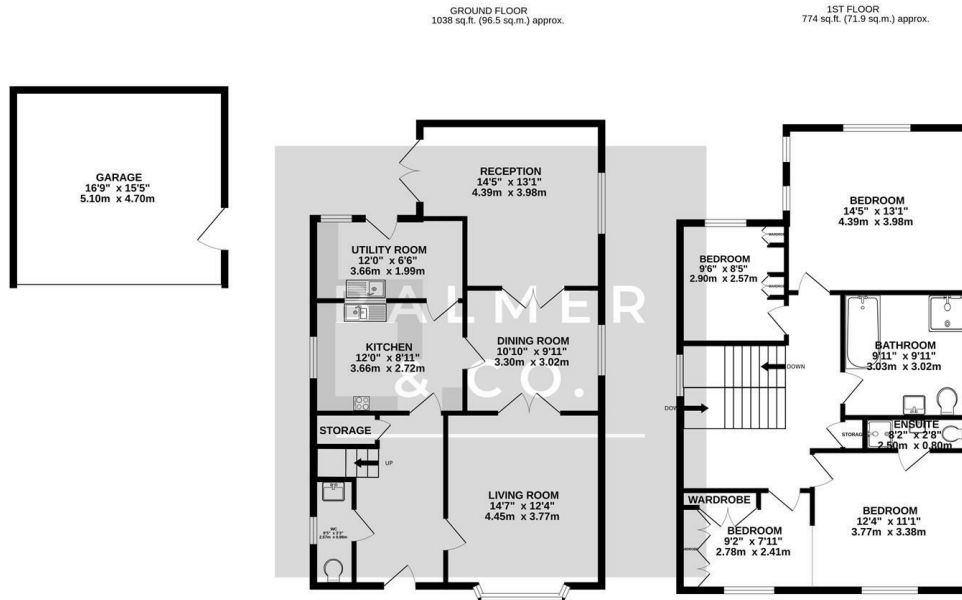


St. James Street, Bolton, BL5 2EB  
£525,000



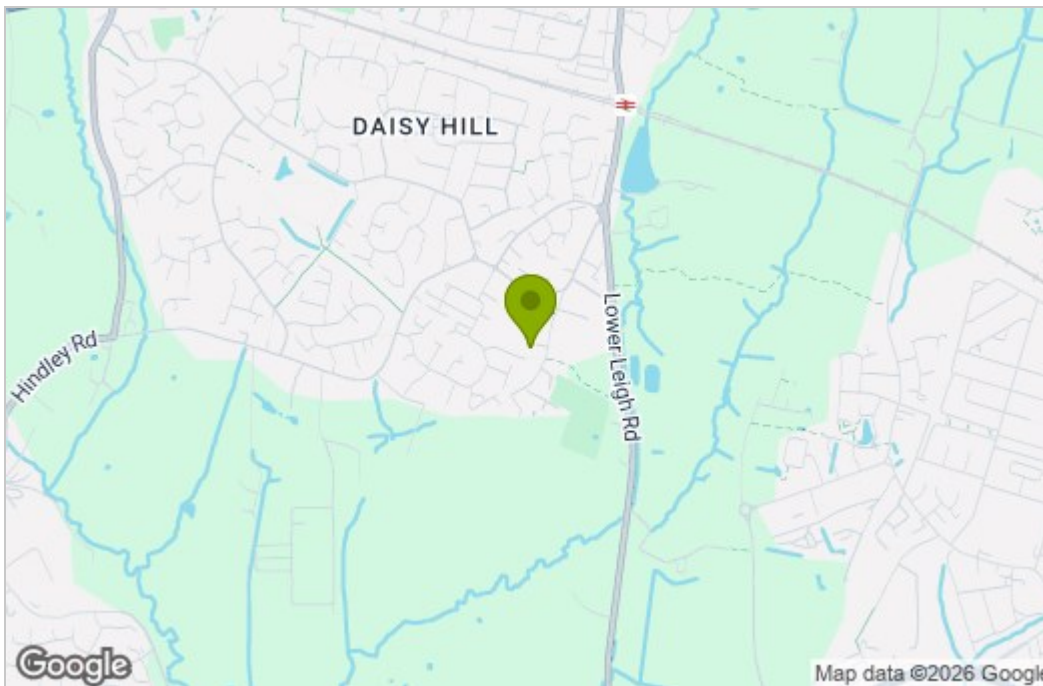
BALMER & CO in ATHERTON are delighted to offer FOR SALE this fantastic detached home, located on the ever popular St James Street in the Daisy Hill area of Westhoughton. Well presented throughout offering spacious and versatile living accommodation with a large extension to the rear, it must be viewed to appreciate. The ground floor comprising in brief; entrance hallway with w.c, bay fronted reception room, dining room, fitted kitchen with a separate utility room and a third reception room with patio doors leading out to the rear garden. To the first floor you'll find three well proportioned double bedrooms, the master benefitting from an en-suite shower room. The fourth bedroom is currently being used as a walk in wardrobe off the master but can easily be converted back to a single bedroom if required. A four piece bathroom suite completes the internal accommodation. Externally, the property has a driveway to the side providing ample off road parking plus a detached double garage with electric door. To the rear there is an enclosed, private garden with decked and lawned areas which are not overlooked. Early viewings highly recommended, all enquiries welcome.

## Floor Plan

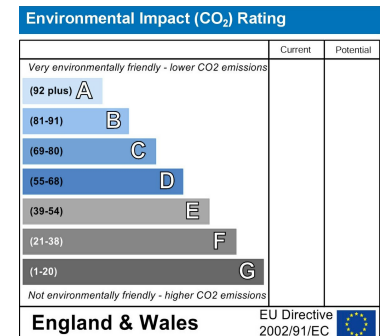
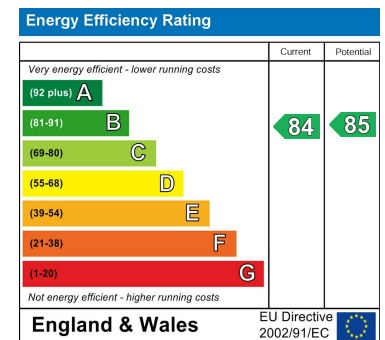


TOTAL FLOOR AREA: 1812 sq.ft. (168.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



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.