

Westbourne Avenue, Bolton, BL3 2JZ

Offers Over £170,000

Council Tax Band: B



Welcome to Westbourne Avenue, Bolton! This charming semi-detached property offers a comfortable and well-maintained living space, making it an ideal home for individuals or families seeking a peaceful and convenient location.

As you step into the property, you'll be greeted by a spacious living room, perfect for relaxation and entertaining guests. The room boasts ample natural light, creating a warm and inviting atmosphere. Adjacent to the living room is a modern kitchen, equipped with all the essential appliances and plenty of storage space, making meal preparation a breeze.

Convenience is key, as this property also features a convenient downstairs w/c, ensuring practicality for both residents and visitors. The ground floor layout offers a seamless flow between the different living areas, enhancing the overall functionality of the home.

Moving upstairs, you will discover three well-proportioned bedrooms, providing ample space for a growing family or accommodating guests. Each bedroom offers a comfortable retreat, with large windows allowing for plenty of natural light. Additionally, the neutral decor throughout the property creates a calm and soothing ambiance, ready to be personalized with your own personal touch.

Completing the accommodation is a well-appointed bathroom, featuring modern fixtures and fittings.

Situated in a desirable location, Westbourne Avenue offers the perfect blend of tranquillity and accessibility. The property is in good condition, reflecting the care and attention given by its previous owners. The surrounding area provides a range of amenities, including local shops, schools, and parks, all within easy reach.

Overall, this semi-detached property on Westbourne Avenue, Bolton, presents an excellent opportunity to acquire a well-maintained and inviting home. With its spacious living areas, modern kitchen, three bedrooms, and conveni



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Ground Floor

Approx. 36.2 sq. metres (389.6 sq. feet)

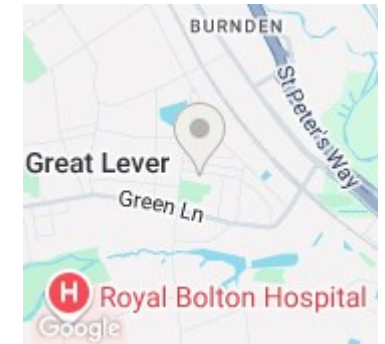


First Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



Total area: approx. 72.0 sq. metres (774.9 sq. feet)



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 69 | |
| (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 | |