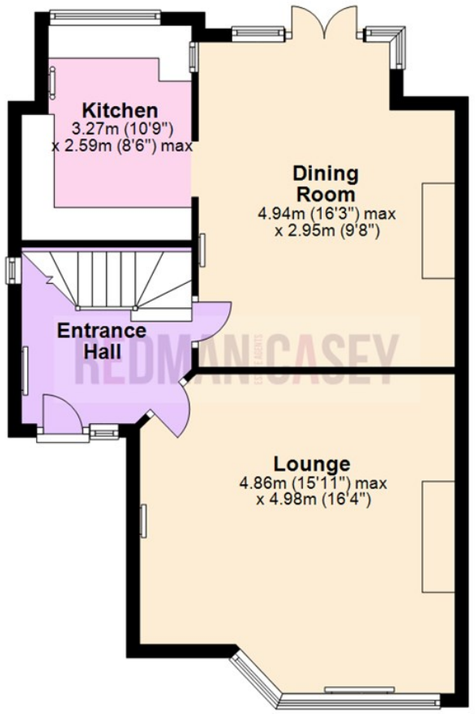
REDMAN CASEY ESTATE AGENTS

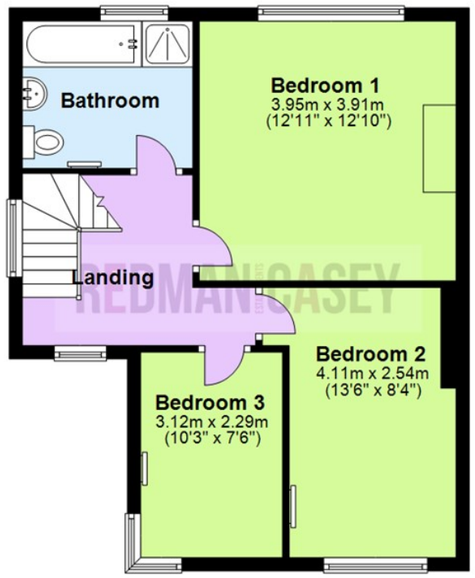
Ground Floor

Approx. 53.3 sq. metres (574.0 sq. feet)



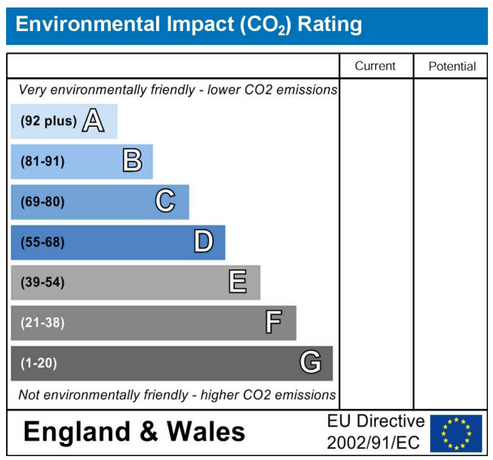
First Floor

Approx. 48.4 sq. metres (521.0 sq. feet)



Total area: approx. 101.7 sq. metres (1095.0 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.



19 St. James Avenue, Breightmet, Bolton, Lancashire, BL2 6HY

Deceptively spacious three double bedroom semi detached property which retains many original feature but has been sympathetically updated and renovated by the current owners. The property offers excellent family accommodation with two spacious reception rooms and fitted kitchen three generous double bedrooms and bathroom with 4 piece suite. Extensive parking to the front and low maintenance garden with large composite decking area to the rear. Viewing is essential to appreciate all that is on offer

Offers Over £220,000

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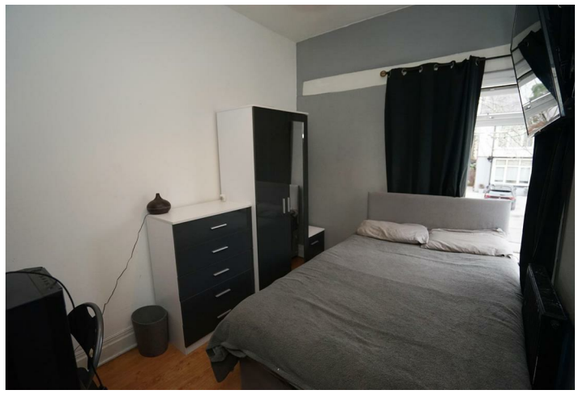

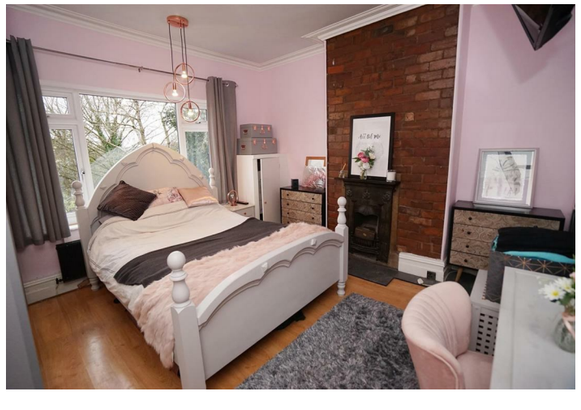
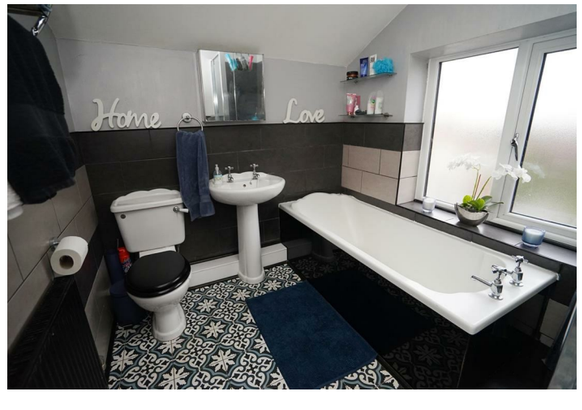

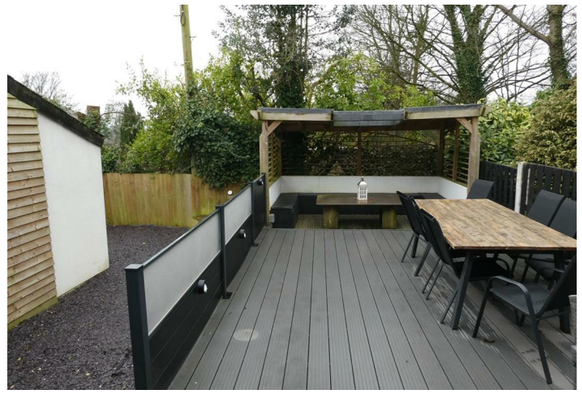

Ideally located for access to local shops, schools and transport links this deceptively spacious semi detached is set towards the top of a quiet cul de sac and offers excellent accommodation for growing family. The property has been sympathetically renovated by the current owners but retains many original features and is worthy of internal inspection. Comprising :- Entrance hall with original staircase, spacious lounge with bay to front, dining room with original oak fire surround and bay to the rear, fitted kitchen with built in appliances. To the first floor there are three generous double bedrooms and bathroom fitted wit a four piece suite. Outside there is an extensive block paved driveway to the front with parking for 2/3 cars to the rear is low maintenance private garden which is not overlooked with large composite decking area and brick built storage / workshop. Viewing is highly recommended to appreciate all that is on offer.

Entrance Hall
Frosted window to side, Feature radiator, laminate flooring, original Half height timber panelled walls, Original feature oak staircase leading to first floor landing, door to:

Lounge
15'11" x 16'4" (4.86m x 4.98m)
UPVC double glazed window to front, coal effect gas fire with timber surround and marble effect inset and hearth, Feature vertical single radiator, laminate flooring, picture rail, coving to ceiling.

Dining Room
16'2" x 9'8" (4.94m x 2.95m)
Feature fireplace with original oak timber surround and cast- iron grate in chimney, Feature vertical single radiator, laminate flooring, original half height timber panelled walls, coving to ceiling, uPVC double glazed french doors to garden, open plan to:

Kitchen
10'9" x 8'6" (3.27m x 2.59m)
Fitted with a matching range of modern white gloss base and eye level units with drawers, cornice trims and contrasting worktop space, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, vent for tumble dryer, space for fridge, freezer and range with extractor hood over, uPVC double glazed window to rear, heated towel rail, tiled flooring.

Landing
UPVC double glazed window to front, Feature original leaded window to side, coving to ceiling, door to:

Bedroom 1
13'0" x 12'10" (3.95m x 3.91m)
UPVC double glazed window to rear, feature original fireplace with cast iron surround, exposed brick chimney breast, laminate flooring, coving to ceiling.

Bedroom 2
13'6" x 8'4" (4.11m x 2.54m)
UPVC double glazed window to front, radiator, laminate flooring.

Bedroom 3
10'3" x 7'6" (3.12m x 2.29m)
Window to side, uPVC double glazed window to front, radiator, laminate flooring.

Bathroom
Fitted with four piece white suite comprising deep panelled bath, pedestal wash hand basin, tiled shower enclosure and low-level WC, half height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring.

Outside
front, enclosed by dwarf wall and fencing to sides, extensive double width block paved driveway to the front with car parking space for two three cars with shrub borders. Private rear garden, not overlooked and enclosed by timber fencing to rear and sides, large composite decking area with timber pergola with covered seating area, courtesy lighting and outside power socket. Large brick built storage / work room with power and light connected.