



ASHCROFT FOLD Chorley Road, Westhoughton, BL5 3YJ

£440,000



**** NEW BUILD - PLOT 1 ****Charlesworth Estates are delighted to be instructed to offer FOR SALE this welcoming exquisite property located within this charming NEW DEVELOPMENT of Ashcroft Fold, Chorley Road, Westhoughton. This delightful FOUR BEDROOM DETACHED LUXURY HOME boasts a spacious open plan family room that is perfect for entertaining guests or simply relaxing with your loved ones. The ultra-modern kitchen is a chef's dream, offering both style and functionality. One of the highlights of this property is the bi-folding doors that open onto the rear landscaped gardens and patio area, seamlessly blending the indoor and outdoor spaces. Imagine enjoying a refreshing beverage in the garden on a sunny morning or hosting a barbecue with friends on a warm summer evening. The bay fronted lounge adds a touch of elegance to the property, providing a cosy space to unwind after a long day. With two en-suite shower rooms and fabulous family bathroom, convenience and comfort are at the forefront of this home. Under floor heating throughout the ground floor. Another added benefit is the double driveway allowing off road parking with electric vehicle charging point. Don't miss the opportunity to make this house your own and create unforgettable memories in this beautiful setting. Contact us today to arrange a viewing and experience the charm of this property for yourself. Ideally positioned for ease of access to motorway and public transport links, and just a short drive away from Middlebrook Retail & Leisure Complex!



- New Development of Five Luxury Detached Homes - Great Location
- Two En-suite Shower Rooms
- Stunning Open Plan Family Room
- Heat Source Heating System
- Double Driveway for Off Road Parking with Electric Charging Point
- Four Good Size Bedrooms
- Fabulous Family Bathroom
- Ultra Modern Kitchen with Bi-Folding Doors Opening to Rear Garden
- High Quality Fixtures and Fittings Throughout
- Landscaped Gardens