



58 Parkway

Westhoughton, Bolton, BL5 2RY

Offers In The Region Of £375,000



Sapphire Homes are delighted to offer For Sale this superb four bedroom detached family home that is located in a quiet cul de sac on a popular residential development in the family friendly Daisy Hill, Westhoughton. It also offers close proximity to excellent local schools as well as transport and commuter links and Eatock Lodge which is a local nature reserve filled with walking paths, scenic greenery and a great spot for feeding the ducks with the little ones is only a brief walk from the house. In brief the accommodation comprises of a entrance hallway, spacious lounge with recently installed media wall and feature fire and to the rear elevation is a newly installed and stunning kitchen with integrated appliances, quartz worksurfaces and a breakfast bar / dining island with French doors leading out to the rear garden. The kitchen also provides access via a further hallway to the downstairs W.C. and a playroom / home office which also offers access to the side elevation. To the first floor the landing provides access to four generous and well appointed bedrooms with the master boasting an ensuite with three piece shower suite and there is a family bathroom with modern three piece suite in white with shower over bath. The property is warmed by Gas Central Heating and also benefits from recently installed UPVC and composite windows and a doors, a modern and tasteful decor and there is a security alarm and CCTV installed. Externally there is a landscaped garden to the front elevation which provides ample off road parking leading to garage / store room and there is access to the side elevation. To the rear the garden enjoys a sunny aspect which is perfect for entertaining friends and family and has been landscaped with a large patio area, artificial lawns and perimeter fencing. This property would make a wonderful family home and early internal viewing is a must to appreciate in full.



GROUND FLOOR

Entrance / Hallway

Lounge

Kitchen / Dining

W.C.

Playroom / Home Office

FIRST FLOOR

Landing

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

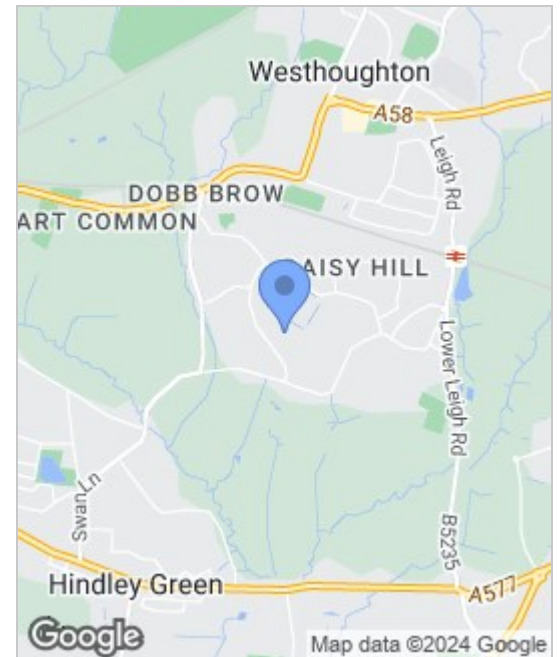
Bathroom

EXTERNAL

Rear Garden

Garage / Store

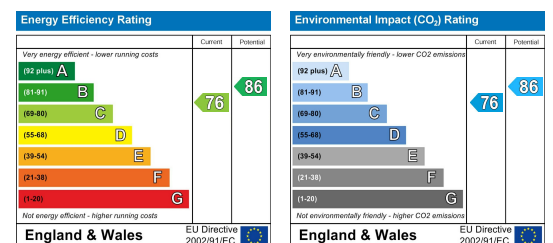
Area Map



Floor Plans



Energy Efficiency Graph



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