



Greystone Close, Westhoughton BL5 3ZL £360,000

Modern 4-Bedroom Detached Family Home in Westhoughton – Perfect for Growing Families Situated in the thriving town of Westhoughton, this stunning four-bedroom detached property is ideal for families seeking modern living with convenient access to local amenities and transport links. Westhoughton offers a perfect blend of historical charm and modern convenience, featuring its own railway stations at Westhoughton and Daisy Hill, with direct services to Manchester, Bolton, and Wigan. Easy access to the M61 motorway further enhances its connectivity for commuters. Upon entering the property, you are welcomed into a bright and spacious entrance hallway that provides access to all main areas of the home. The ground floor comprises a convenient downstairs WC, a well-presented living room ideal for family gatherings, and a separate dining room perfect for formal occasions. The heart of the home is the modern open-plan kitchen, featuring a stylish breakfast island, high-end finishes, and French doors that lead out to the rear garden, creating a seamless indoor-outdoor living experience.

The first floor offers four generously sized bedrooms, including a master bedroom with its own private ensuite, ensuring a touch of luxury and convenience. A contemporary family bathroom completes the upper level, featuring modern fixtures and ample space. Outside, the property boasts a beautifully maintained rear garden with a patio area, perfect for outdoor dining and relaxation. The front of the property includes a driveway and a garage, providing ample off-street parking and additional storage space. Located on a popular development, this family home is close to shops, schools, and transport links. It falls within the catchment area for Sacred Heart R.C. Primary School, which has been rated "Outstanding" by Ofsted. Westhoughton's local amenities include supermarkets, shops, eateries, Westhoughton Leisure Centre, and several parks, offering a well-rounded lifestyle for families and professionals alike. Beautifully presented throughout and offering circa 1,173 sq ft of spacious accommodation, this modern build is a fantastic opportunity for those seeking comfort, convenience, and community in a prime location.

- CLOSE TO EXCELLENT AMENITIES
- TWO RECEPTION ROOMS
- ENSUITE TO MASTER
- DRIVEWAY AND GARAGE
- EXCELLENT SCHOOLS NEARBY
- POPULAR LOCATION

Hallway

UPVC double glazed door to front, ceiling light point, wall mounted radiator, tiled flooring.

Lounge

17' 0" x 10' 0" (5.180m x 3.039m) UPVC double glazed french doors to rear, ceiling light point, 2 x wall mounted radiators, UPVC double glazed window to front, laminate flooring.

Kitchen

13' 3" x 15' 10" (4.030m x 4.823m) UPVC double glazed french doors to rear, spotlights, ceiling light point, wall mounted radiator, 2 x UPVC double glazed windows to rear, tiled flooring, wall base and drawer units, gas hob and electric oven, space for washing machine and fridge freezer, work surfaces, island and breakfast bar, sink unit with drainer and mixer tap, half tiled walls.

Dining Room

10' 9" x 9' 4" (3.280m x 2.834m) Ceiling light point, wall mounted radiator, 2 x UPVC double glazed windows to front, laminate flooring.

WC

Ceiling light point, wall mounted radiator, UPVC double glazed window, tiled flooring, basin, WC.

Stairs/Landing

Ceiling light point, UPVC double glazed window, carpeted flooring.

Bedroom One

8' 4" x 13' 9" (2.543m x 4.202m) Ceiling light point, wall mounted radiator, 3 x UPVC double glazed windows, carpeted flooring, fitted wardrobes.

Bedroom Two

10' 0" x 11' 0" (3.046m x 3.357m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring, fitted wardrobes.



Bedroom Three

Ceiling light point, wall mounted radiator, UPVC double glazed window, laminate flooring, loft hatch.

Bedroom Four

6' 5" x 6' 11" (1.956m x 2.104m) Ceiling light point, wall mounted radiator, UPVC double glazed window, carpeted flooring.

Ensuite to master

Spotlights, wall mounted radiator, UPVC double glazed window, lino flooring, WC, basin, shower.

Bathroom

6' 9" x 5' 7" (2.058m x 1.705m) Spotlights, wall mounted radiator, tiled flooring, basin, WC, bath.

Outside

Front

Driveway, bedding surrounds.

Rear

Patio area, lawn.

Garage

Tenure

Leasehold

Council Tax Band

D

Other information

Water mains or private? Mains

Parking arrangements? Driveway

Flood risk? Unknown

Coal mining issues in the area? Unknown

Broadband how provided? Unknown

If there are restrictions on covenants? Unknown

Is the property of standard construction? Yes

Are there any public rights of way? Unknown

Safety Issues? Unknown







Energy performance certificate (EPC)

2 Greystone Close Westhoughton BOLTON BL5 3ZL	Energy rating C	Valid until:	3 April 2034
		Certificate number:	0300-2761-8370-2624-5621

Property type	Detached house
Total floor area	109 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

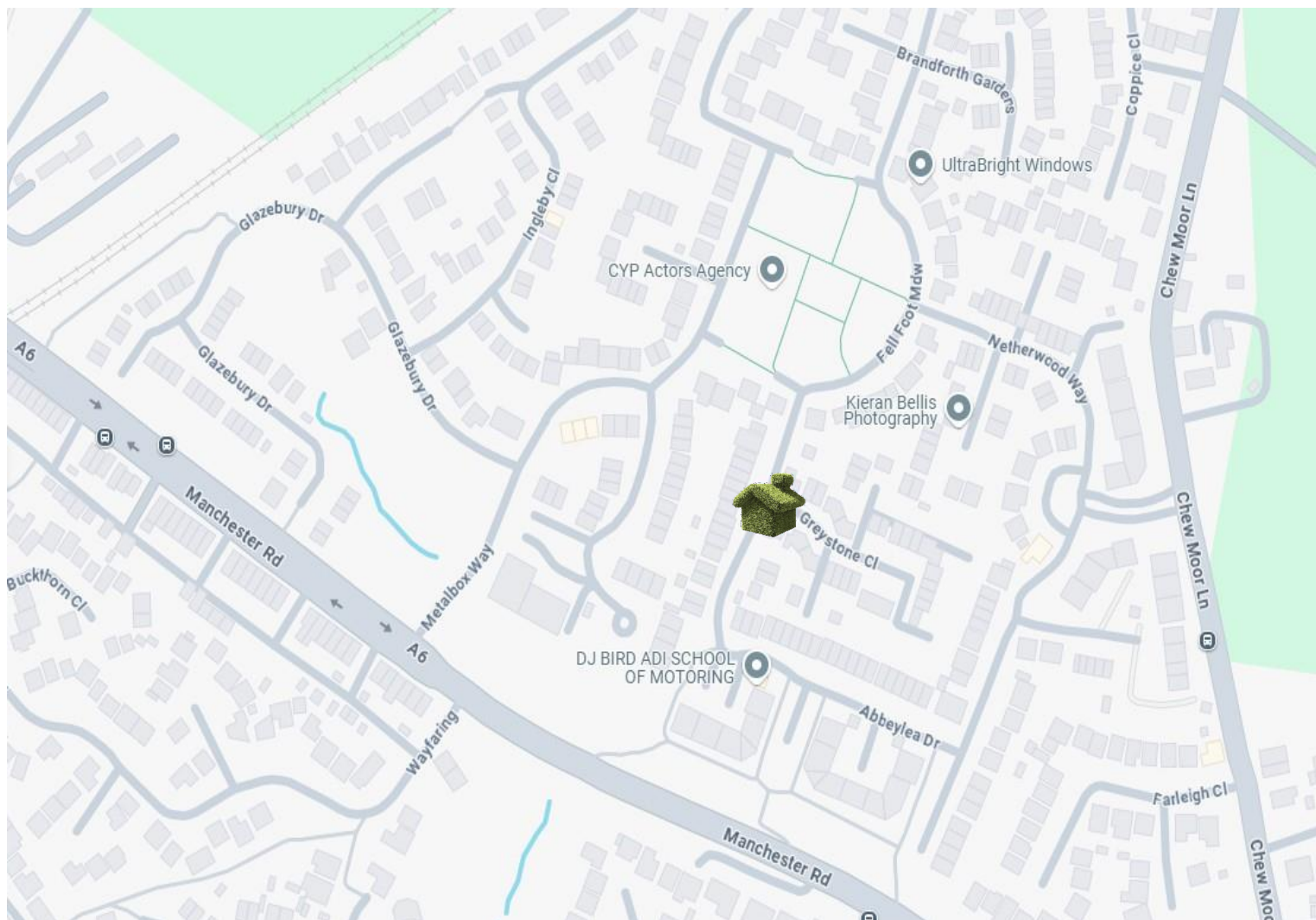
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)





Please note if any appliances are included in the property. These items have not been tested by Stone Cross Estate Agents; this is the responsibility of the buyer.

Viewing of this property is strictly by appointment through Stone Cross Estate Agents.

Please note that it is not Stone Cross Estate Agents policy to test any services or appliances, on properties offered for sale. All measurements and floor plans are approximate and for guidance purposes only. No responsibility is taken for any error, omissions or misstatements. A Solicitor must confirm the tenure of this property.

Stone Cross Estate Agents LTD

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