



18 Bristle Hall Way , Westhoughton, BL5 3QA

Copelands are delighted to bring to the market this SIMPLY STUNNING extended four bedroom detached property located in an idyllic, secluded cul-de-sac being within close proximity to highly regarded schools such as The Gates Primary School & the Ofsted rated "Outstanding" Sacred Heart RC Primary School, town centre which has an array of shops, boutiques, restaurants & bars. Briefly comprising:-entrance hall, lounge, beautiful dining kitchen with integrated appliances, garden room and an impressive family dining room. Beautiful gardens to front side and rear, all with private aspect. This really is a beautiful property and great attention to detail has been maintained throughout and is most definitely a credit to its current owner . Must be viewed to fully appreciate.

Offers Over £465,000

18 Bristle Hall Way

, Westhoughton, BL5 3QA



- EXTENDED FOUR BED DETACHED PROPERTY
- THREE RECEPTION ROOMS
- SECLUDED LOCATION
- IMMACULATELY PRESENTED THROUGHOUT
- DINING KITCHEN WITH INTEGRAL APPLIANCES
- NO ONWARD CHAIN
- EN-SUITE TO MASTER
- PRIVATE ASPECT TO FRONT SIDE & REAR GARDENS

ENTRANCE HALL

8'3" x 17'0" (2.52 x 5.19)

LOUNGE

18'2" x 10'8" (5.53 x 3.24)

GARDEN ROOM

17'4" x 11'1" (5.29 x 3.37)

DINING KITCHEN

18'2" x 10'4" (5.53 x 3.14)

FAMILY DINING ROOM

21'11" x 12'9" (6.69 x 3.88)

STAIRS LANDING

14'4" x 6'5" (4.38 x 1.96)

BEDROOM ONE

10'10" x 9'9" (3.31 x 2.97)

EN-SUITE

8'2" x 5'8" (2.49 x 1.73)

BEDROOM TWO

10'2" x 9'9" (3.11 x 2.97)

BEDROOM THREE

10'11" x 6'2" (3.33 x 1.87)

BEDROOM FOUR

7'7" x 6'6" (2.31 x 1.97)

FAMILY BATHROOM

8'2" x 5'8" (2.49 x 1.73)

EXTERIOR FRONT

SIDE GARDEN

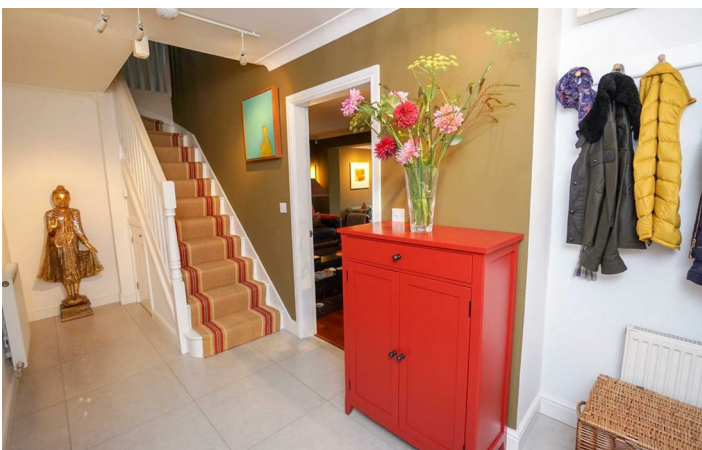
REAR GARDEN

COUNCIL TAX BAND

TENURE



[Directions](#)



Floor Plan

Ground Floor



First Floor



Total area: approx. 144.3 sq. metres (1553.5 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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