



## 16 Churnet Close , Westhoughton, BL5 3LF

Copelands are delighted to offer to the market this beautiful four bedroom detached family home, positioned at the head of the cul-de-sac. Located just minutes from the M62 motorway network with strong links to Manchester, Preston, Blackburn and beyond. Westhoughton Train Station and Town Centre is also within walking distance, which offers an abundance of amenities such as shops, bars, cafes, supermarkets and plenty of convenience stores. Briefly comprises of:- entrance hall, lounge, conservatory with glass roof and French doors leading out to a private mature enclosed garden, open plan family dining kitchen, utility room, downstairs WC. Four double bedrooms, master bedroom with en-suite. Spacious family bathroom. Larger than average front garden and driveway providing off road parking for multiple vehicles leading to double garage.

**Price £395,000**

# 16 Churnet Close

, Westhoughton, BL5 3LF



- FOUR BEDROOM DETACHED FAMILY HOME
- CONSERVATORY WITH GLASS ROOF
- DOUBLE DETACHED GARAGE
- FREEHOLD TENURE
- BEAUTIFULL MAINTAINED THROUGHOUT
- UTILITY ROOM AND CLOAKS WC
- LONG DRIVE FOR MULTIPLE OFF ROAD PARKING
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS, EN-SUITE TO MASTER
- OFFERED WITH NO ONWARD CHAIN

ENTRANCE

DOWNSTAIRS CLOAKS/WC

LOUNGE

CONSERVATORY

DINING ROOM

KITCHEN

UTILITY ROOM

STAIRS LANDING

MASTER BEDROOM

EN-SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

FAMILY BATHROOM

EXTERIOR FRONT

EXTERIOR REAR

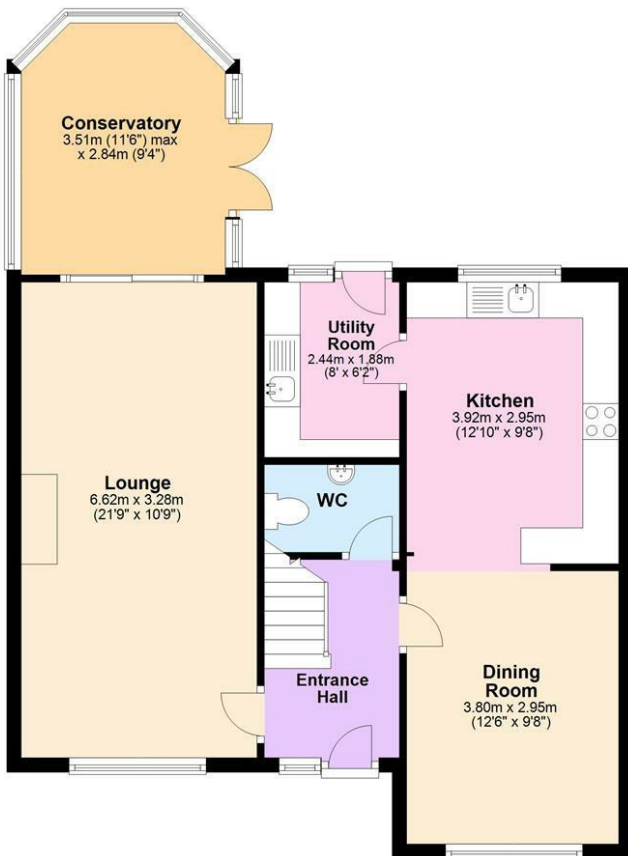


[Directions](#)

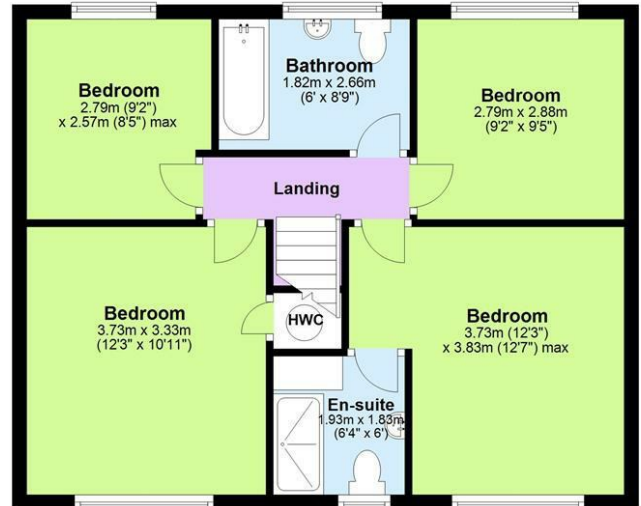


# Floor Plan

## Ground Floor



## First Floor



Total area: approx. 122.3 sq. metres (1316.7 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	