



JONES POTTS TAYLOR



## 7 Watergate Close

Westhoughton, Bolton, BL5 3JJ

£470,000

JonesPottsTaylor are delighted to present FOR SALE this immaculately presented, four bedroom detached property. Situated in a sought after residential location in Westhoughton, within close proximity to transport and network links, schools, shops, amenities. The property briefly comprises of; entrance hallway, living room, an open plan kitchen / dining area and additional living space with bi-fold doors opening to the rear garden, downstairs WC and utility room with access to integral garage. To the first floor are three double bedrooms, master benefitting from ensuite and fitted wardrobes, a single bedroom, and a further family bathroom with four piece suite. Outside to the front is an open garden and driveway, whilst to the rear is a large enclosed low maintenance garden.

Viewings for this property are a must, it offers a generous living space, high décor standard and potential.

### Viewing

Please contact our Jones Potts Taylor Office on 01942 368600 if you wish to arrange a viewing appointment for this property or require further information.

- Sought After Cul De Sac Location
- Detached New Build Property
- Open Plan style Living
- Whole House Water Filtration System
- Large Plot Location
- Gas Central Heating & Double Glazed UPVC Windows



4



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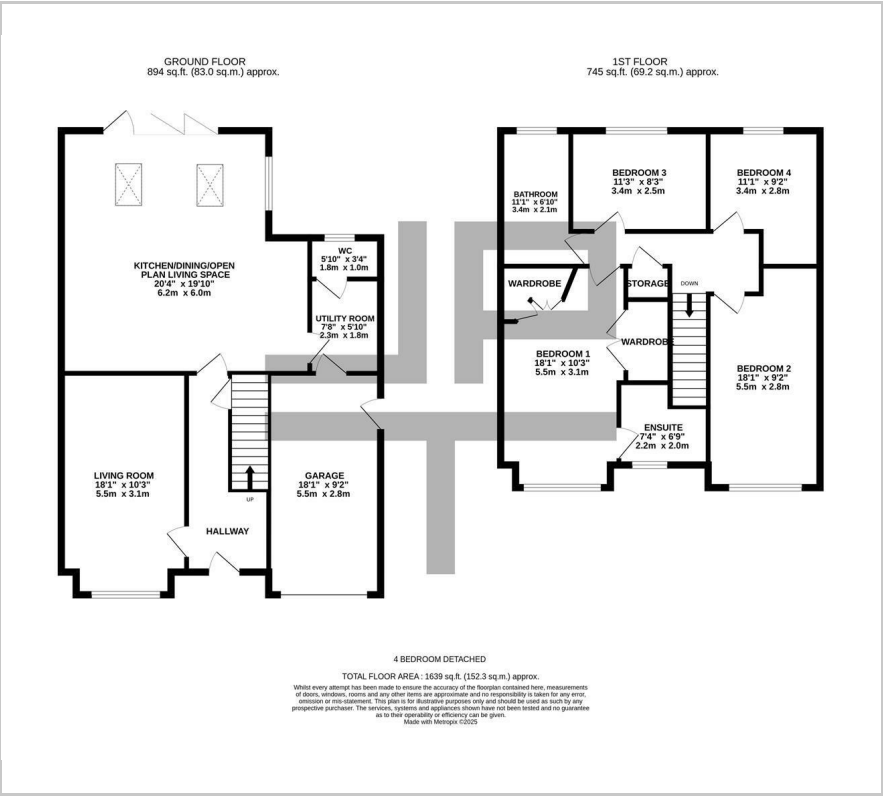
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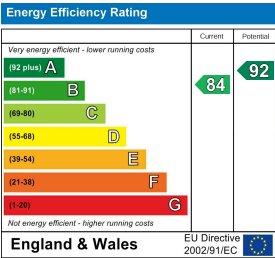
Floor Plan



Area Map



Energy Efficiency Graph



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