



RESIDE
BOLTON



14 Westdane Drive
Westhoughton, BL5 3SL

Asking Price £420,000



14 Westdane Drive

, Westhoughton, BL5 3SL

This modern four bedroom detached home is well presented throughout and ready to move straight into. Offered chain free and still benefiting from the remainder of the 10-year NHBC warranty, it's an ideal choice for families or anyone looking for a smooth, stress-free move.

The property features a bright and spacious hallway leading to generous rooms throughout. The kitchen diner is the heart of the home, complete with integrated appliances including a dishwasher, fridge freezer, oven and microwave, and offers plenty of space for dining and entertaining. A separate lounge provides a comfortable place to relax.

Upstairs, there are four spacious double bedrooms, with the master bedroom enjoying an en-suite. A modern family bathroom complete with WC, wash basin, bath and shower over bath.

Outside, the home benefits from a good-sized lawned rear garden. To the front, there is a driveway providing parking for two to three cars, along with an integral garage.

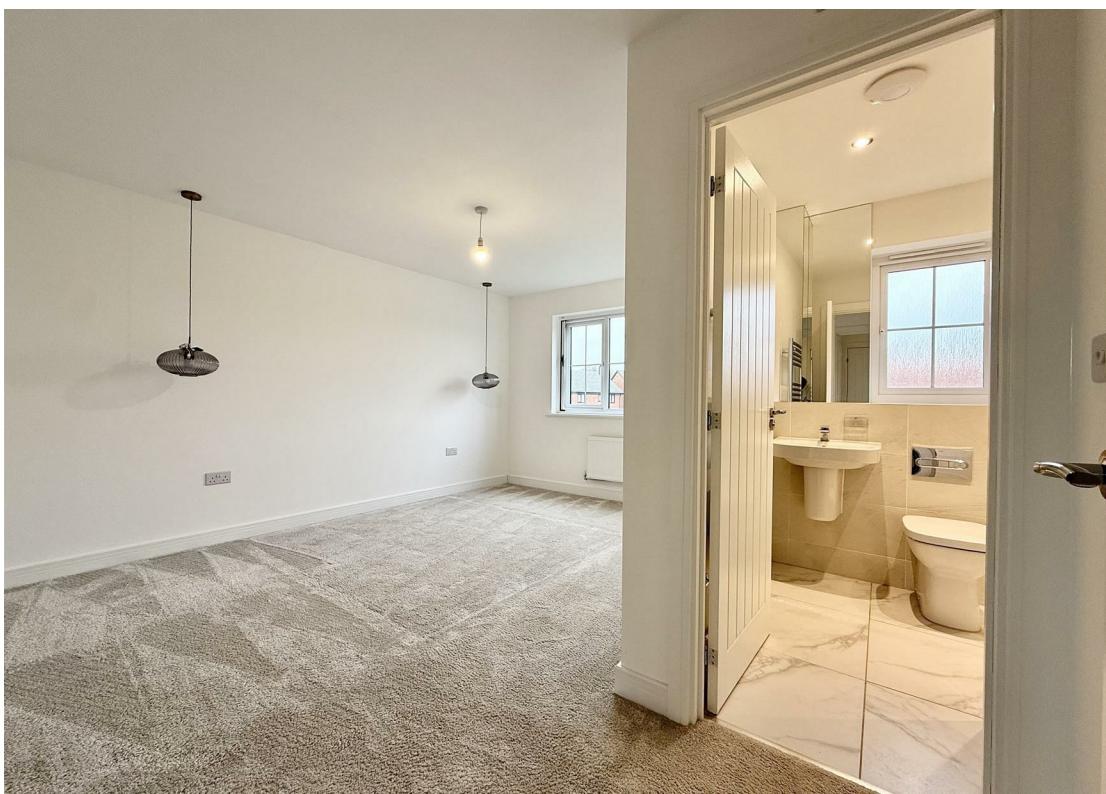
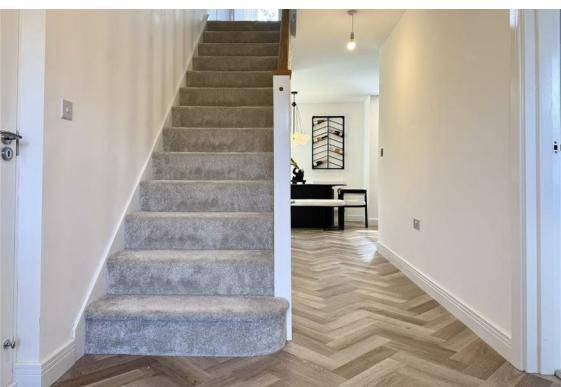
Internal

This beautifully presented 4-bed detached home offers a welcoming sense of space throughout. The generous hallway leads to a cosy lounge with media wall and fireplace, while at the rear, a large kitchen diner enjoys views of the garden and plenty of space for family meals and entertaining. A convenient downstairs WC and internal garage access add to the practicality, making this a modern yet homely space designed for comfortable family living.

External

Externally, the home is beautifully presented

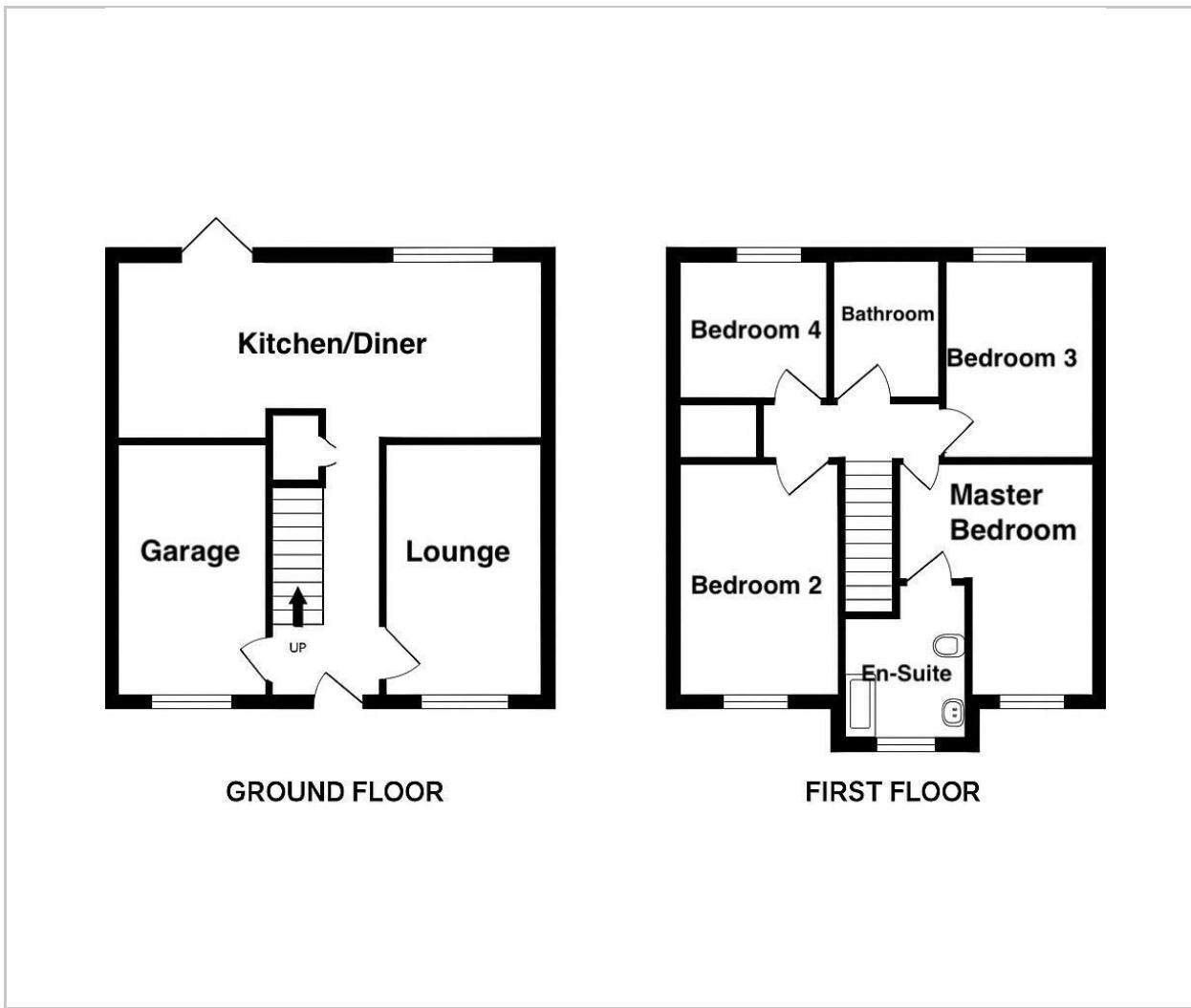




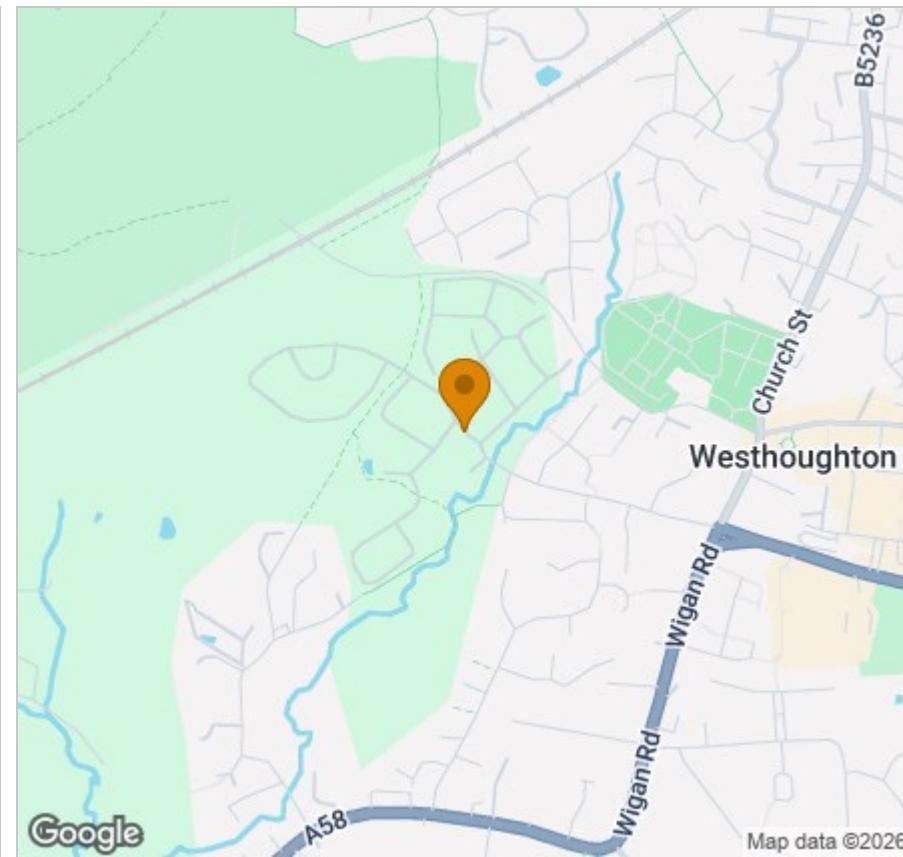
in soft red brick with double-glazed windows, giving a warm and welcoming appearance. A driveway provides off-road parking for 2-3 cars, while a generous rear garden with side access offers plenty of space for outdoor activities. The front is edged with neat hedges and a porch light adds a charming touch. Located opposite a large green, ideal for children and family activities, the property is also within walking distance of local schools and shops, combining convenience with a friendly, community feel.

- CHAIN FREE
- Four double bedrooms
- Garage and large driveway
- Fitted kitchen with appliances
- Superb location
- EPC B
- Close to motorway access
- 10 year NHBC warranty

Floor Plan



Area Map



Energy Efficiency Graph

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		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Le Mans Place Barn Street, Bolton, BL1 1DJ

Tel: 0161 808 0408 Email: hello@residebolton.com

www.residestockport.com