



RESIDE  
BOLTON



Plot 1 Winterbourne Drive  
, Westhoughton, BL5 3DT

Asking Price £345,000



## Plot 1 Winterbourne Drive

, Westhoughton, BL5 3DT

Built in 2020 by award-winning developer Northstone, this elegant detached home is set within the prestigious Silkash Development, celebrated for its contemporary architecture and refined finishes.

Extending to approximately 1,050 sq ft, the property is presented in immaculate, chain-free condition. A sleek, fully integrated kitchen includes premium appliances, while a discreet downstairs WC/utility adds everyday ease.

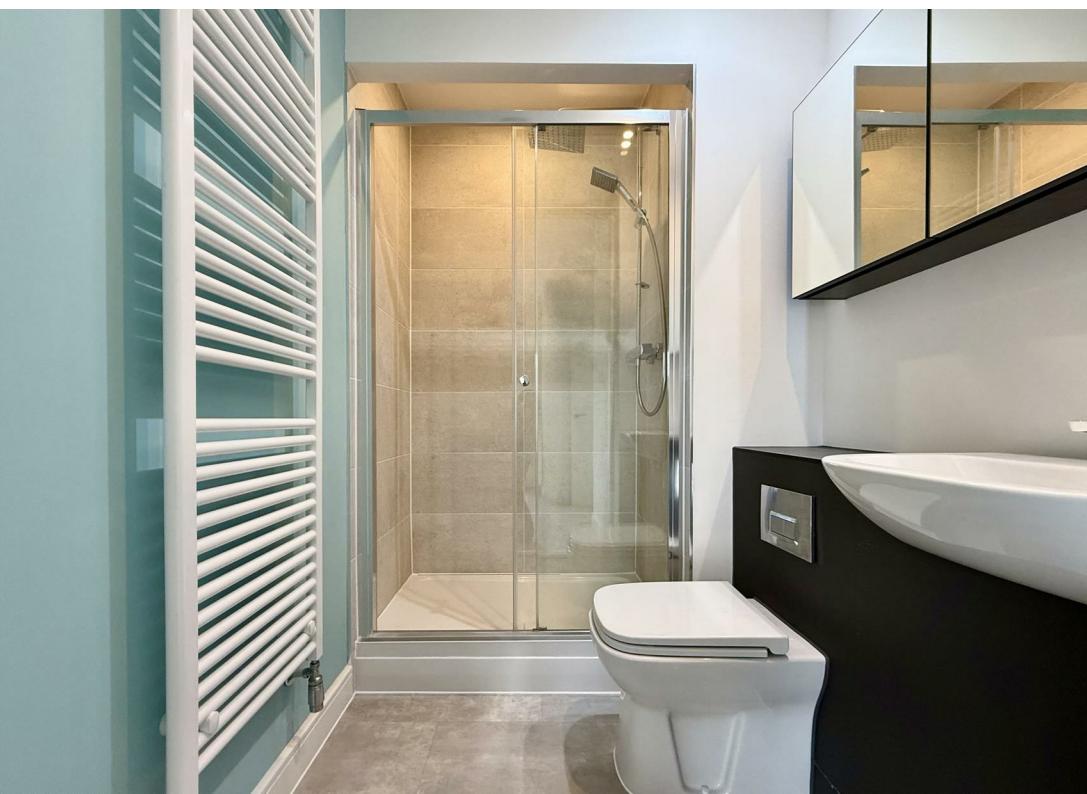
The stunning triple-aspect lounge is flooded with natural light, enjoying garden views and direct access to the landscaped rear garden with pergola and patio—ideal for both relaxation and entertaining.

The first floor features a luxurious principal suite with en suite and walk-in wardrobe, two further generous double bedrooms, and a stylish family bathroom. Externally, the home benefits from off-road parking for 2–3 vehicles and an attractively finished frontage.

A beautifully balanced blend of modern comfort and understated luxury, this exceptional Silkash residence offers a turnkey lifestyle in one of the area's most desirable communities. Early viewing is highly recommended.

Please note: furnished images are AI-generated for illustrative purposes only.





### Internal

Inside, the home showcases a sleek, fully fitted kitchen with integrated appliances, including a dishwasher, alongside a discreet downstairs WC/utility. The generous triple-aspect lounge is bathed in natural light, enjoying landscaped garden views and seamless outdoor access. Upstairs, the refined principal suite offers an en suite and walk-in wardrobe, complemented by two further double bedrooms and a contemporary family bathroom. Immaculately presented and ready to move into, this residence effortlessly combines modern elegance with everyday functionality.

### External

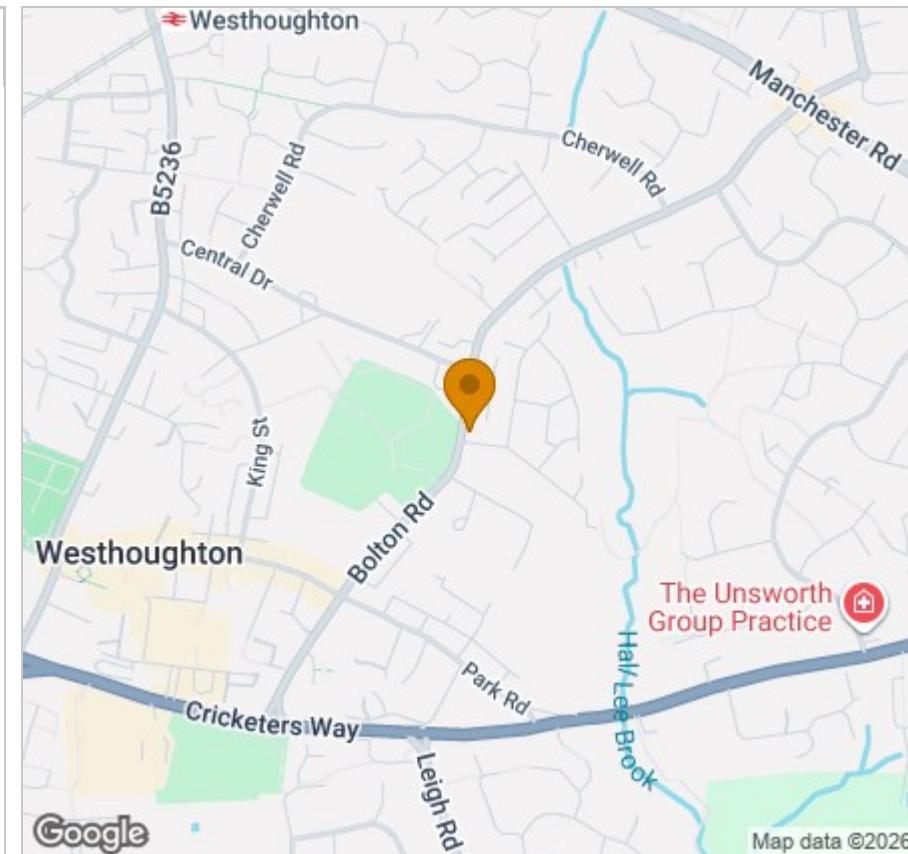
Outside, the home enjoys a beautifully landscaped rear garden with a pergola and patio, creating an inviting setting for both relaxation and entertaining. Designed to be low maintenance yet rich in character, it offers style, privacy, and calm. To the front, off-road parking accommodates two to three vehicles with ease. Located within the highly regarded Silkash Development, the property benefits from a tranquil, contemporary setting with a strong sense of community, all conveniently close to local amenities and transport links.

- CHAIN FREE PURCHASE
- Triple Aspect Lounge
- Modern Fitted Kitchen
- Off Road Parking
- Landscaped Gardens
- EPC B
- Great Transport Links
- High Spec Finish

## Floor Plan



## Area Map



## 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.

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## 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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