

FOR SALE

7, Hewlett Way, Westhoughton, BL5 2QZ



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Stunning executive detached with high quality finish on highly prized development.



- Stunning executive detached
- Luxury, high spec finish
- Impeccably presented throughout
- Close to amenities / schools
- 4 bedrooms / 1 reception room
- Highly coveted development
- Super landscaped gardens
- 1428 SQFT

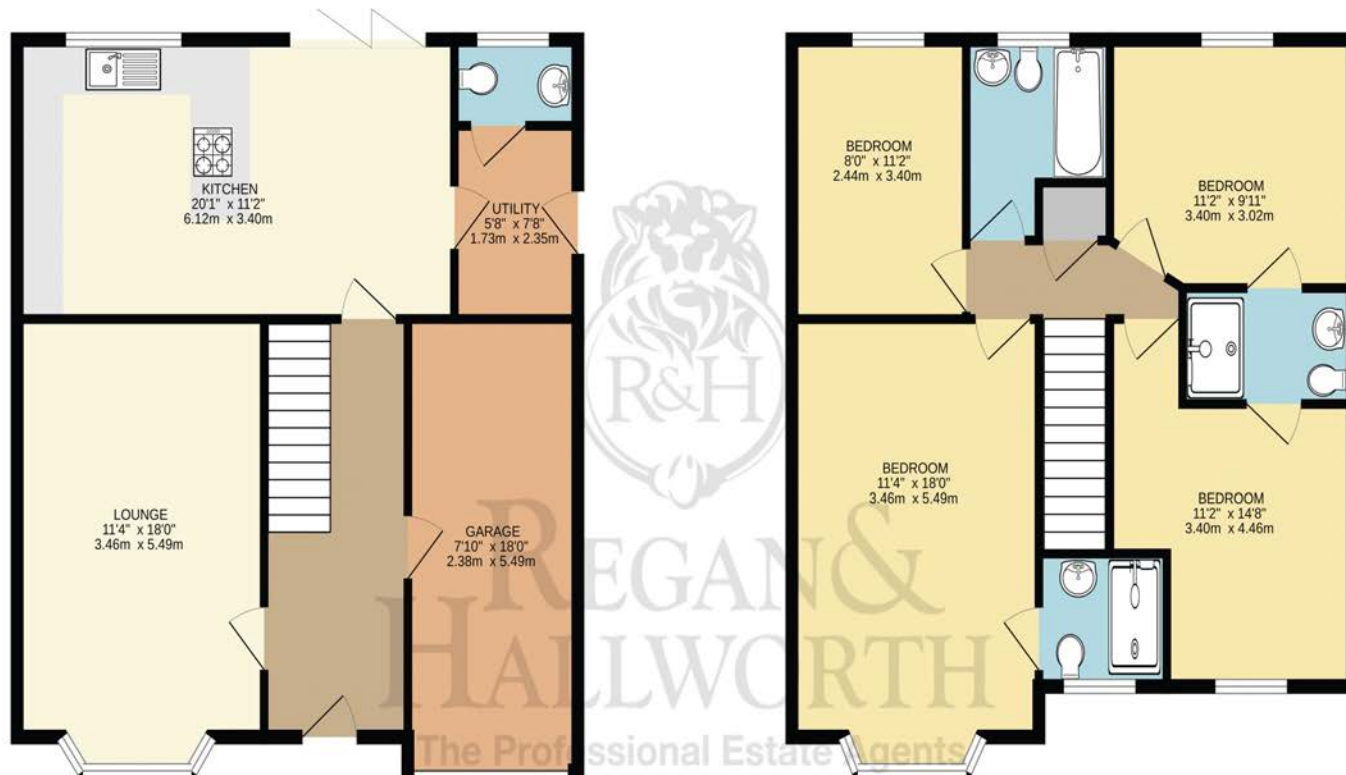
Brimming with eye-catching kerb appeal & occupying a stunning landscaped plot on this hugely popular modern development - this impressive, executive detached family home has benefited from numerous recent enhancements & simply must be viewed to be fully appreciated.

The home internally is impeccably presented throughout, with a fresh, light colour scheme & quality of finish that means clients can simply move in and start unpacking. Set across two floors, the property in brief comprises; a stunning hallway with herringbone floor & oak & glass staircase, an elegant main lounge with feature media wall plus the exceptional open plan kitchen diner with wc / cloaks & utility room to the rear. The kitchen is finished with a range of integrated appliances, quartz worktops & breakfast bar plus smart bi-folding doors that open out onto the garden. Upstairs, there are four impeccably presented bedrooms, two of which benefit from their own en-suites plus a modern principal bathroom suite.

Externally, the plot offers considerable privacy to the rear and has been landscaped to the highest of standards. The rear is finished with quality porcelain flagging plus a low maintenance synthetic lawn. Locally the property boasts the convenience of being close to the centre of Westhoughton & access to various schools, amenities, shops and train station. Early viewings are essential to appreciate the quality of home on offer.







TOTAL FLOOR AREA : 1428 sq.ft. (132.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



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