

FOR SALE

6, New Field Court, Westhoughton, BL5 3SA

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



6, New Field Court, Westhoughton, BL5 3SA

Stunning individual detached home with luxury finish & large 1 / 4 acre plot.



- Stunning individual detached
- 4 bedrooms / 3 bathrooms
- Secluded, tucked away position
- Impeccably presented throughout
- Sleek, high spec kitchen
- Luxury rear orangery extension
- Substantial 1 / 4 acre plot
- 2221 SQFT

Enjoying a secluded, private setting just off Church Street in the highly coveted area of Westhoughton & within easy reach of the town's numerous shops, amenities, restaurants and excellent schools - 6 New Field Court is an exceptional, individual detached family home presented to the highest of standards throughout & boasts an impeccable, much improved living space that is set across two floors & some 2221 square feet of living space. Resting within a wonderful, substantial plot that extends to 1 / 4 acre & set behind secure, electric gates, the setting here couldn't be bettered. Internally the property provides large, light rooms, coupled with a flowing open plan layout that has been very much designed around modern buyers' tastes. Internally the home in brief comprises; a welcoming entrance hallway with feature panelled wall, a pretty front lounge & then the home's real stand out feature - the superb open plan kitchen / living area at the rear of the home. This contemporary, multi-purpose living space is the ideal family / entertaining area & been cleverly opened up, extended & remodelled by the current owners & incorporates a dining / living area with smart orangery that boasts two roof lanterns & bi-folding doors that lead outside. The luxury fitted kitchen itself is finished with low spot lighting, large island unit with quartz worktops, quality integrated appliances, trendy herringbone floor & a contemporary log burner. Beyond the kitchen is a wc / cloaks & internal access into the garage. There is also a second family room with feature vaulted ceiling & media wall & a separate study / home office. Upstairs, this stunning home boasts four generous bedrooms, with a luxury en-suite to the master bed and an elegant family bathroom suite with free standing bath, plus an en-suite to bed 2 too. Externally the home is brimming with instant kerb appeal via its striking rendered facade and timber frame porch. The property rests within a wonderful landscaped plot that extends to 1 / 4 acre. The rear garden is notably private, beautifully maintained & comprises various patios & seating areas plus because of the westerly rear aspect, the garden enjoys lots of late summer sun. There is also a detached garden room which is currently used as a gym but would be perfect for anyone working from home. To the front is an extensive driveway with electric gates & access to an integral garage. Viewings are essential to appreciate the quality of home.





TOTAL FLOOR AREA : 2221 sq.ft. (206.4 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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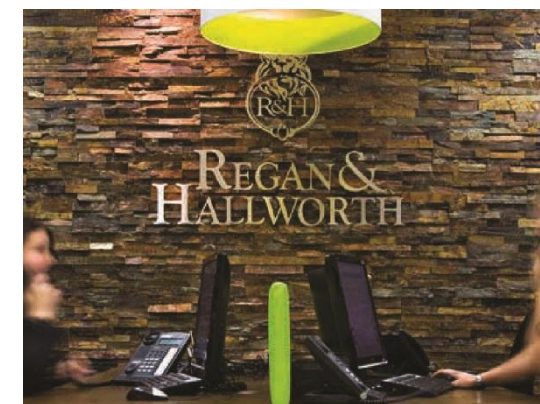
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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances 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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