

FOR SALE

110, Parkway, Westhoughton, BL5 2RZ



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A stunning four bed family home in one of Westhoughton's most desirable residential areas

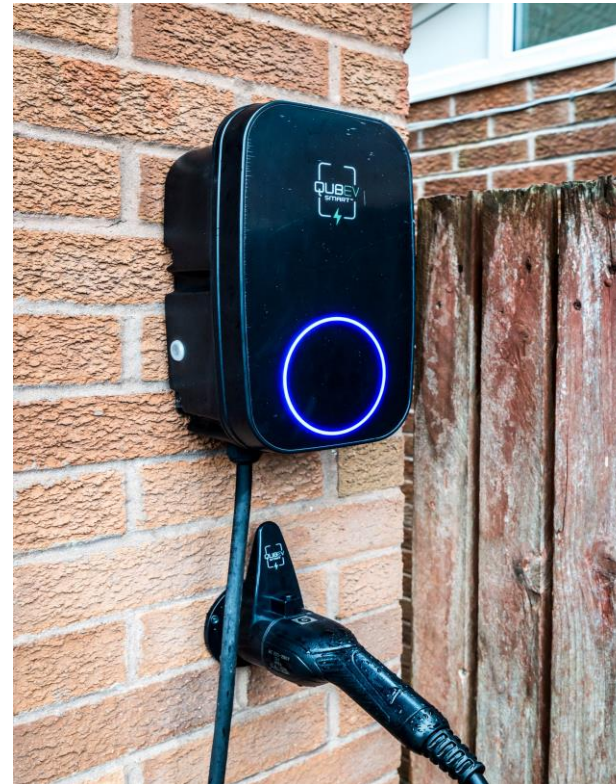


- 1st class detached family home
- Two stunning full sized bathrooms
- Plot backs onto woodland
- Freehold & No chain available
- Four double bedrooms
- Large gardens & double garage
- Significantly upgraded accommodation
- 2092 SQ.FT.

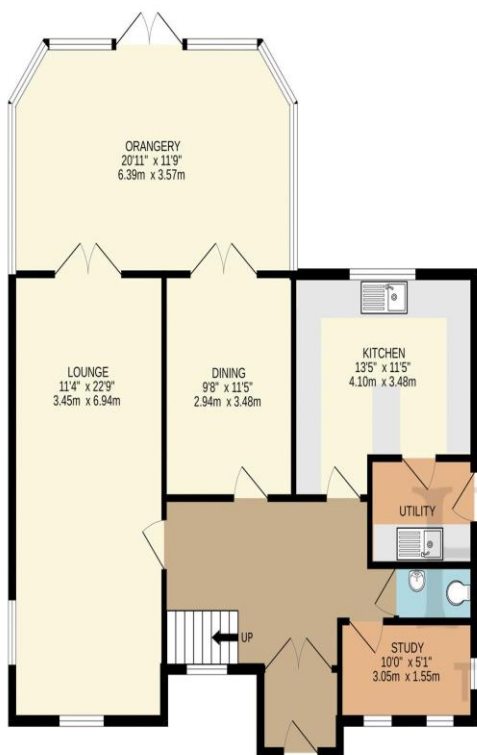
This exceptional detached home has been significantly upgraded in recent years and is presented to an outstanding standard throughout, offering nearly 2,100 sq. ft. of beautifully appointed living space arranged over two floors. Also boasting an impressive, expansive plot that backs directly onto a park with attractive woodland views, 110 Parkway represents a first-class family home.

Positioned in one of Westhoughton's most desirable residential areas, the property offers convenient access to the town's excellent range of shops, amenities, restaurants and high-performing schools. Internally, the property features generous, light-filled rooms centred around a welcoming entrance hallway. The ground floor includes a superb through lounge with feature fireplace, a formal dining room, cloakroom/WC, study, and a sleek, stylish kitchen with space for a breakfast/dining table. A contemporary orangery with a vaulted, insulated roof provides a versatile additional living area, enhanced by two roof lanterns and French doors opening onto the garden. The luxury fitted kitchen is finished to an exceptional specification, including low-level spot lighting, quartz worktops, high-quality integrated appliances and on-trend herringbone flooring, with access flowing through to a separate utility room. To the first floor, the home offers an elegant family bathroom and four well-proportioned bedrooms, including a generous master suite with a high-end four-piece en-suite bathroom.

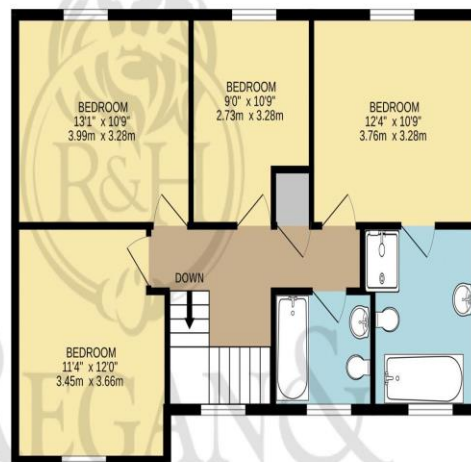
Externally, the property sits on a substantial and beautifully maintained plot. The rear garden is notably private, backing onto woodland and featuring a variety of patios and seating areas, along with a covered area ideal for al-fresco dining. To the front, a large driveway provides ample parking, complete with an EV charging point, and leads to a detached double garage.



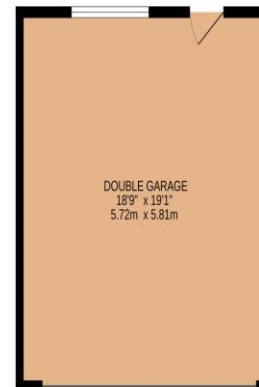
GROUND FLOOR
1012 sq.ft. (94.0 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.

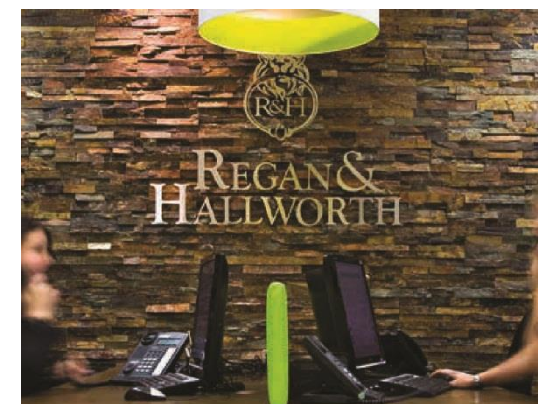


2ND FLOOR
358 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 2092 sq.ft. (194.3 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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