

FOR SALE

15, Fountain Park, Westhoughton, BL5 2AP

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



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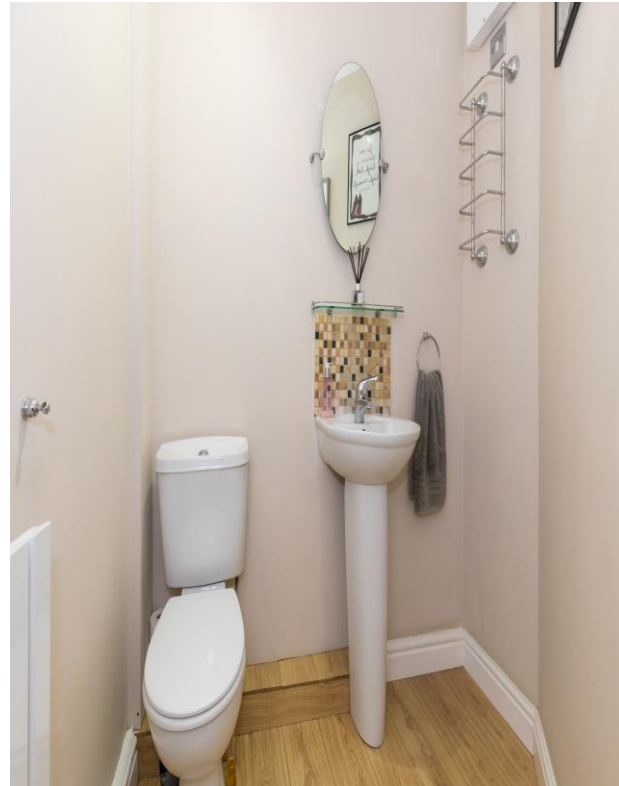
Stunning executive detached family home located on an exclusive modern development.



- Stunning executive detached family home
- Significantly extended
- Highly coveted development
- Pleasant rear aspect
- 6 bedrooms / 2 reception rooms
- Impeccably presented throughout
- Astonishing amount of floorspace
- 2520 SQFT

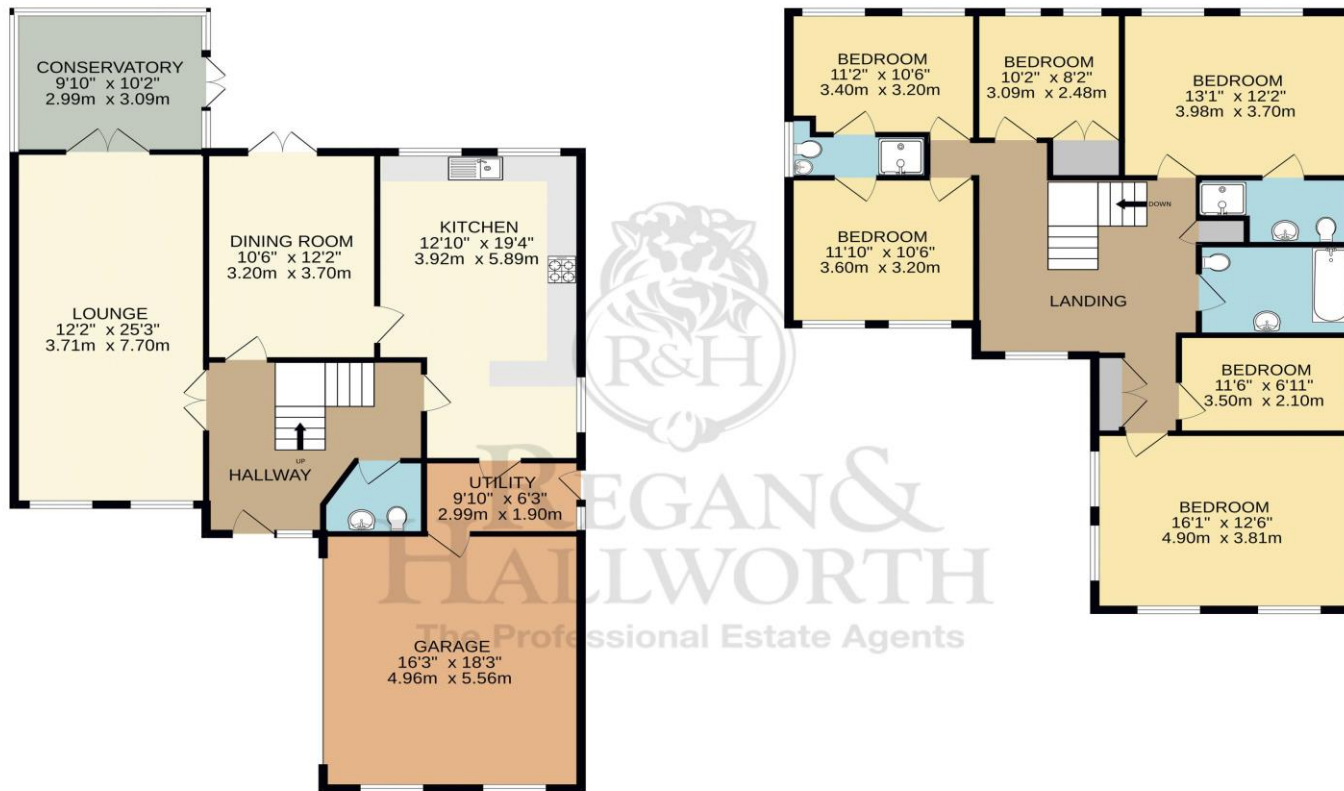
Presented to exacting standards throughout and totalling a very deceptive 2520 square feet of impeccable living space - this exceptional, executive detached family home has been significantly extended & remodelled from its original design & is unlike any of the other houses on this highly coveted development. Enviously located on Fountain Park, a hugely sought after & exclusive development in Westhoughton where houses rarely come on the open market. The property also enjoys one of the best spots, backing onto mature trees & a pretty brook too, providing much more privacy than normally found on modern style developments. Internally, the size here is a key feature of the property, with the spacious layout and open plan design perfectly providing what modern buyers want in the current market. The home is set across two floors that in brief comprise; a main hallway with wc / cloaks, a stunning 25ft main lounge with feature media wall & access into a rear conservatory which overlooks the garden. There is a separate dining room, plus the stunning open plan kitchen diner. The kitchen itself is another impressive feature of the house, boasting a range of quality integrated NEFF appliances, spot lighting & quartz worktops with a breakfast bar. Upstairs there are no less than 6 bedrooms, with the superior master bedroom boasting a stunning en-suite plus fitted units, (five of the bedrooms here are doubles & only one room does not have fitted units too) plus there is luxury family bathroom suite & a Jack n Jill en-suite off beds 3 & 4. Externally the plot & setting here is another key feature of the home. To the rear is a beautiful, mature & private rear garden, whilst to the front is a spacious block paved driveway with access to the integral double garage. Locally, the home locally rests close to the area's various schools, shops, amenities, plus transport links. Early viewings are highly recommended on this exceptional individual detached home. Leasehold 999yrs £50 p / a





GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.

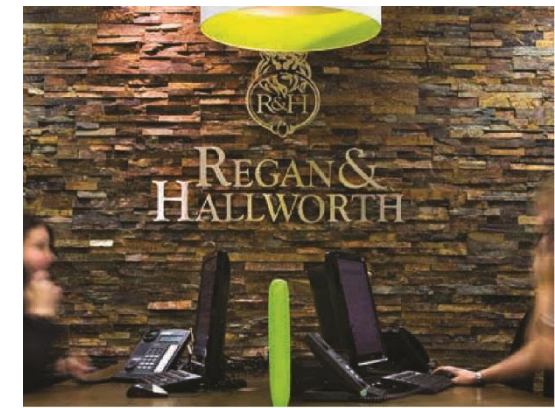
1ST FLOOR
1148 sq.ft. (106.7 sq.m.) approx.



TOTAL FLOOR AREA : 2520 sq.ft. (234.1 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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