



Bow Fields Green, Bolton, BL5 3RE

£474,995

MOVE IN JUNE! Receive a £10,000 deposit contribution. The stunning 4-bed Lorimer boasts enhanced specification, open-plan kitchen/dining/family area, separate lounge, two en suites, and a stylish family bathroom—upgraded throughout for modern living.



4 Bow Fields Green, Westhoughton, Bolton, BL5 3RE

Nestled in the charming Bow Fields Green area of Westhoughton, this exquisite detached house, known as The Lorimer, is a remarkable new build completed in 2025. With a generous layout, this property boasts four spacious bedrooms, making it an ideal family home. The design includes a welcoming reception room and an impressive open-plan kitchen, dining, and family area, perfect for both entertaining and everyday living.

The Lorimer features two en suite shower rooms, providing added convenience and privacy for the occupants of the first two bedrooms. Additionally, a stylish family bathroom is thoughtfully designed with Roca sanitaryware, ensuring a modern and elegant finish throughout. The property is enhanced by French doors that lead to the garden, allowing natural light to flood the living spaces and creating a seamless connection to the outdoors.

For those with vehicles, the property offers parking for two cars, a valuable feature in today's busy world. The development is overseen by the award-winning site manager, Gavin Flannery, who has recently been recognised with the Pride in the Job award from NHBC, ensuring that the highest standards have been maintained in the construction of this home.

With a 10-year NHBC warranty, you can have peace of mind knowing that your investment is protected. Furthermore, part exchange options are available, making this an attractive opportunity for potential buyers. The Lorimer is not just a house; it is a place where you can create lasting memories in a beautiful and well-designed environment. Don't miss the chance to make this stunning property your new home.

Freehold
EPC rating TBC
Council Tax TBC
Service Charge XXX
10 year Structural Warranty
2 year Builder's Defect

Living Room 14'4" x 11'5" (4.382m x 3.498m)

Perfect for family time

Family/Dining 16'10" x 10'9" (5.138m x 3.280m)

Opening dining room

Kitchen 11'11" x 9'6" (3.648m x 2.915m)

Open plan upgraded kitchen

Utility 6'8" x 6'3" (2.037m x 1.906m)

Cloakroom 6'8" x 4'11" (2.037m x 1.504m)

Double detached Garage 20'0" x 10'0" (6.108m x 3.065m)

FIRST FLOOR

Bedroom 1 17'11" x 14'9" (5.463m x 4.520m)

Main Bedroom with En Suite

Bedroom 1 En Suite 7'4" x 6'5" (2.259m x 1.975m)

Bedroom 2 15'10" x 10'3" (4.829m x 3.137m)

Bedroom 2 En Suite 6'6" x 4'7" (1.989m x 1.413m)

Bedroom 3 13'2" x 10'11" (4.022m x 3.334m)

Bedroom 4 11'4" x 10'2" (3.463m x 3.124m)

Bathroom 7'0" x 7'0" (2.155m x 2.150m)

**** PHOTOGRAPHS ARE OF A SHOW HOME AND ARE NOT THE ACTUAL PROPERTY*

Deposit Contribution OR help towards Stamp Duty fees*

*Any incentives are subject to builders terms, conditions and price differentials





