

**FOR SALE**

3, Common Street, Westhoughton, BL5 2BZ

 **REGAN &  
HALLWORTH**  
The Professional Estate & Letting Agents

 ESTD  
1996



## 3, Common Street, Westhoughton, BL5 2BZ

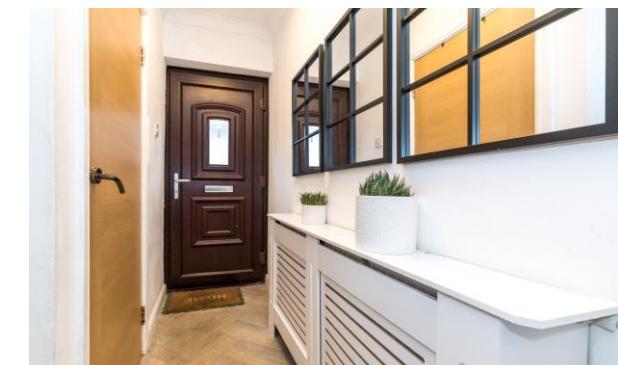
Impressive four-bedroom detached home is tucked away within a peaceful cul-de-sac



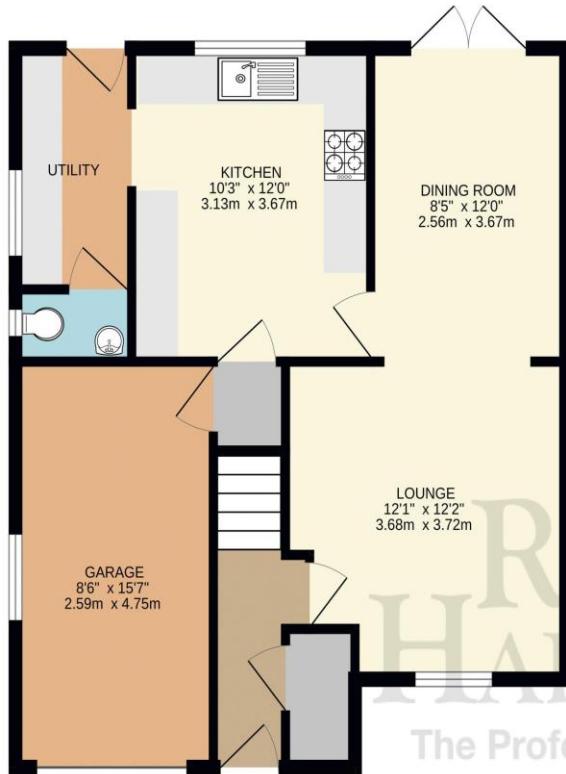
- Lovely rear views toward Winter Hill
- Newly fitted kitchen, utility & WC
- Landscaped rear garden
- Walking distance of St George's school
- Sleek & stylish presentation
- Two stunning new bathrooms
- Driveway for 4 cars & garage
- 1232 SQ.FT. / Freehold

Having undergone a comprehensive programme of modernisation and upgrading, this impressive four-bedroom detached home is tucked away within a peaceful cul-de-sac and enjoys far-reaching views towards Winter Hill from the rear. The property offers an excellent balance of tranquillity and contemporary living, making it an ideal choice for families. The interior has been completely transformed by the current owners, with the kitchen, utility room, ground floor WC, and both bathrooms all stripped out and replaced to create a sleek, stylish, and truly turn-key home ready for immediate occupation. A clean white, minimalist finish runs throughout, complemented by quality internal fittings and carefully selected designer lighting, all contributing to the home's refined and modern feel. Externally, the front garden has been fully block paved to provide off-road parking for up to four vehicles and leads to the integral garage. To the rear, the landscaped garden is private and not overlooked, enjoying attractive open aspects and providing a pleasant outdoor space for relaxation and entertaining. The property is ideally located just off Wigan Road in the highly regarded Hart Common area of Westhoughton, positioned on a quiet cul-de-sac with no through traffic. Access via a private road leads directly to the local park, while Hart Common Golf Club is situated close by. Despite its peaceful setting, the home is only a short drive from Westhoughton town centre, offering a wide range of bars, restaurants, and local amenities, and is within walking distance of St George's Church of England Primary School.

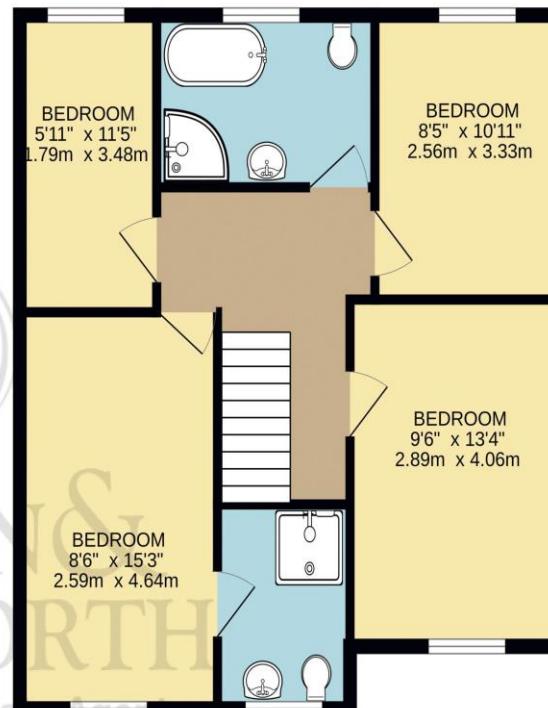




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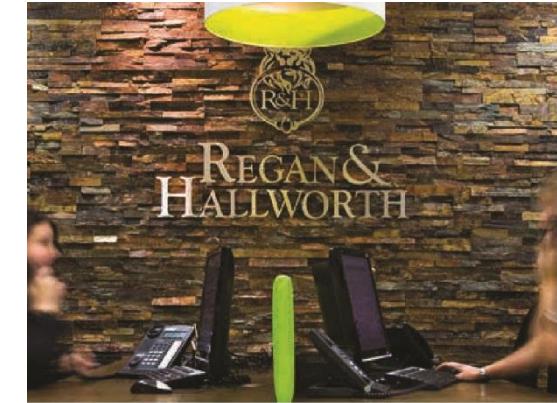


**TOTAL FLOOR AREA : 1232 sq.ft. (114.4 sq.m.) approx.**

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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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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