



## 14 Corner Gate, Westhoughton, BL5 2SE

£425,000

ARC HOMES are delighted to offer FOR SALE this incredible extended four bedroom executive detached property positioned within an extremely sought after quiet cul de sac in Westhoughton. This stunning property has been extended to create larger than average family accommodation and is presented to a very high standard. With ample parking, detached garage and private rear gardens, internal viewing is truly essential to appreciate what is on offer and early viewing is advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access into the spacious sitting room. Double doors from the sitting room open into the truly amazing open plan kitchen family room. The fabulous modern kitchen is finished with high end units, central island and appliances and opens to the rear into a well designed family lounge space finished with bi folding doors and skylight windows. A handy study and WVC complete the ground floor. To the first floor are four generous bedrooms and a modern bathroom. The master bedroom boast an modern en suite shower room. Outside, this property is positioned within a quiet cul de sac with front gardens proving off road parking which leads to the side towards a detached garage. The well presented rear gardens provide generous outdoor space and a good degree of privacy.





| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                            |
|-----------------------------------------------------------------|---------|----------------------------|
|                                                                 | Current | Potential                  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                            |
| (92 plus) <b>A</b>                                              |         |                            |
| (81-91) <b>B</b>                                                |         |                            |
| (69-80) <b>C</b>                                                |         |                            |
| (55-68) <b>D</b>                                                |         |                            |
| (39-54) <b>E</b>                                                |         |                            |
| (21-38) <b>F</b>                                                |         |                            |
| (1-20) <b>G</b>                                                 |         |                            |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                            |
| England & Wales                                                 |         | EU Directive<br>2002/91/EC |



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