



96 Madison Park, Westhoughton
£625,000

Miller Metcalfe
Every step of the way

96 Madison Park

Westhoughton, Bolton

A very warm welcome to Madison Park, a simply incredible six-bedroom executive detached residence, thoughtfully arranged over three spacious floors and offering an abundance of versatile living accommodation perfectly suited to modern family life. If you value space, convenience and exceptional quality, then this remarkable home deserves your attention.

A true credit to the current owners, the property flows effortlessly with neutral, contemporary décor and a superb standard of presentation throughout that will feel like home from the moment you arrive. Elegantly styled and impeccably maintained, we believe this impressive home represents an outstanding opportunity for a growing or multi-generational family seeking a property they can move straight into and immediately enjoy.

The scale and flexibility of the accommodation are among its most appealing features. Take advantage of six generous bedrooms, a separate home office, a converted garage and a truly stunning open-plan kitchen that seamlessly flows into the formal lounge. Undoubtedly the heart of the home, this magnificent space is a dream for keen cooks and those who love to entertain, combining practicality with style in equal measure.

Further enhancing the appeal are three bathrooms and an elegant family room positioned at the rear of the property. Formerly a conservatory, this space has been thoughtfully upgraded and now provides a versatile additional reception room that could serve as a sitting room, snug, dining room or playroom depending on your individual requirements. Since purchasing the property, the current owners have significantly enhanced the ground floor accommodation, creating a converted garage, a convenient utility room and a cloakroom, further improving the practicality and functionality of the home.

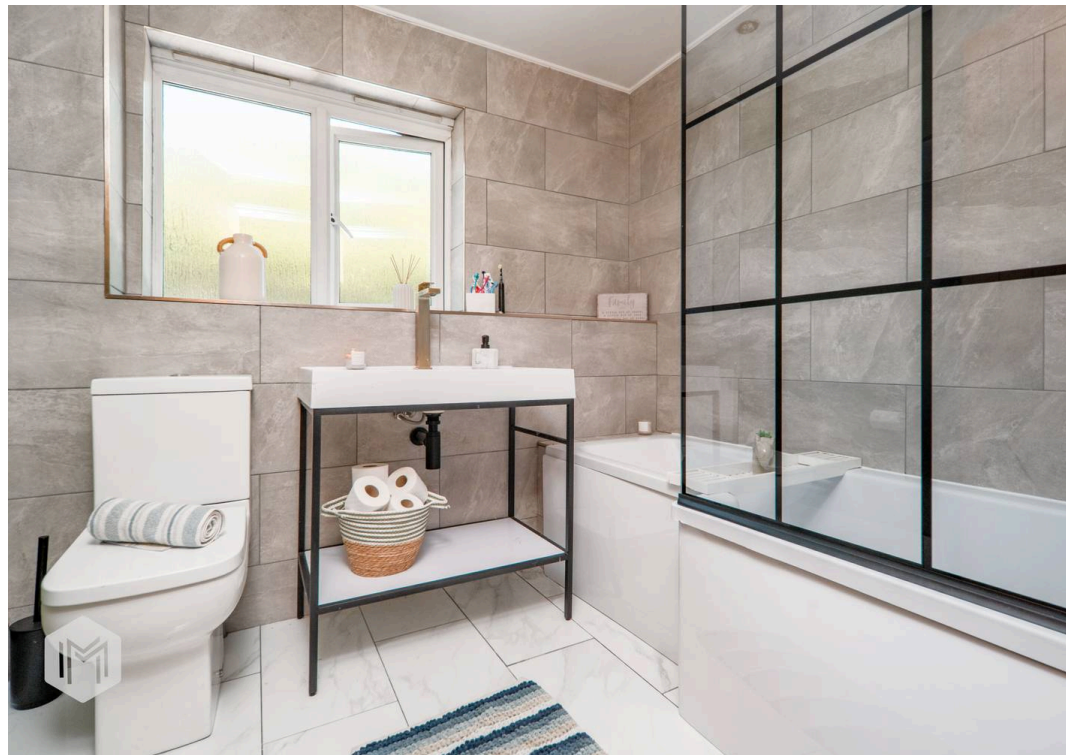
The versatility on offer cannot be understated. The converted garage currently serves as an additional bedroom but could easily be utilised as a television room, games room, home gym or further reception room, allowing the property to adapt effortlessly to changing family needs. The crowning feature of the home is the entire top floor, which is dedicated to a magnificent principal bedroom suite complete with a substantial dressing area and a stylish en-suite bathroom, creating a luxurious and private retreat away from the rest of the house.

Madison Park is a quiet and highly regarded cul-de-sac located within a popular residential area of Westhoughton that continues to attract families seeking

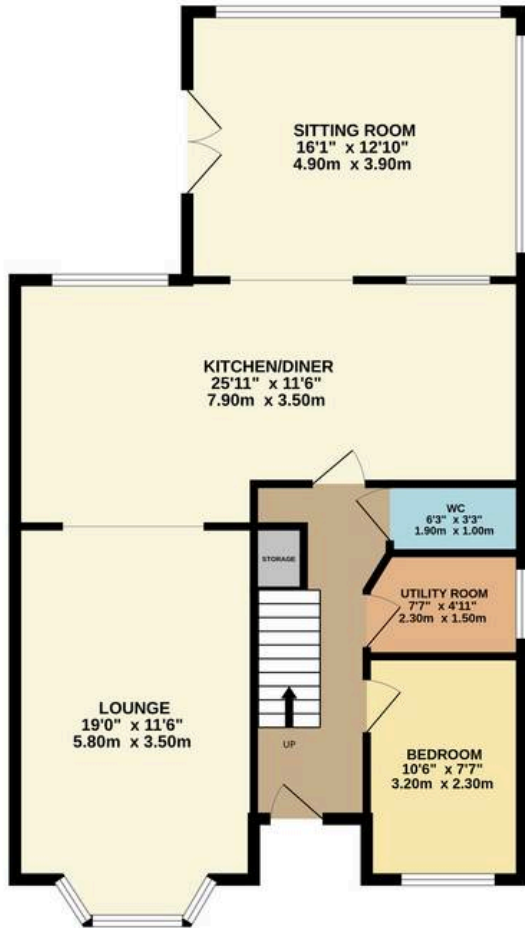




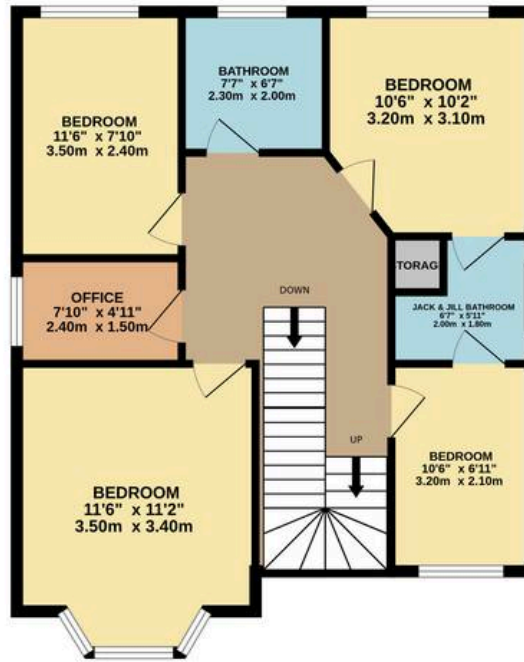




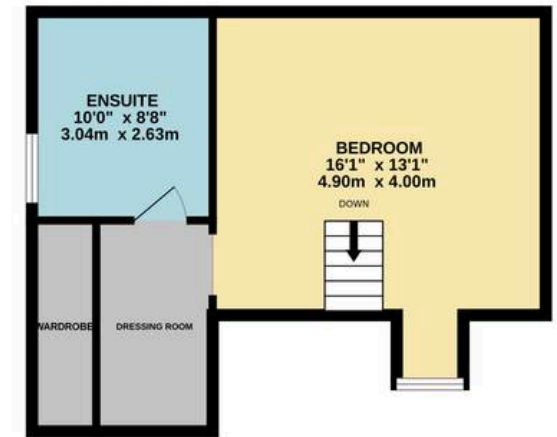
GROUND FLOOR
895 sq.ft. (83.2 sq.m.) approx.



1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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