

FOR SALE

13, Whitsundale, Westhoughton, BL5 3LQ

REGAN & HALLWORTH
The Professional Estate & Letting Agents

ESTD
1996



13, Whitsundale, Westhoughton, BL5 3LQ

Outstanding four bed detached family home located on a modern and popular development.



- Exceptional detached family home
- Modern and well-equipped fitted kitchen
- Family bathroom and en-suite
- Close to schools and amenities
- Outstanding sized reception rooms
- Four excellent sized bedrooms
- Large gardens / driveway / garage
- 1319 SQ. FT.

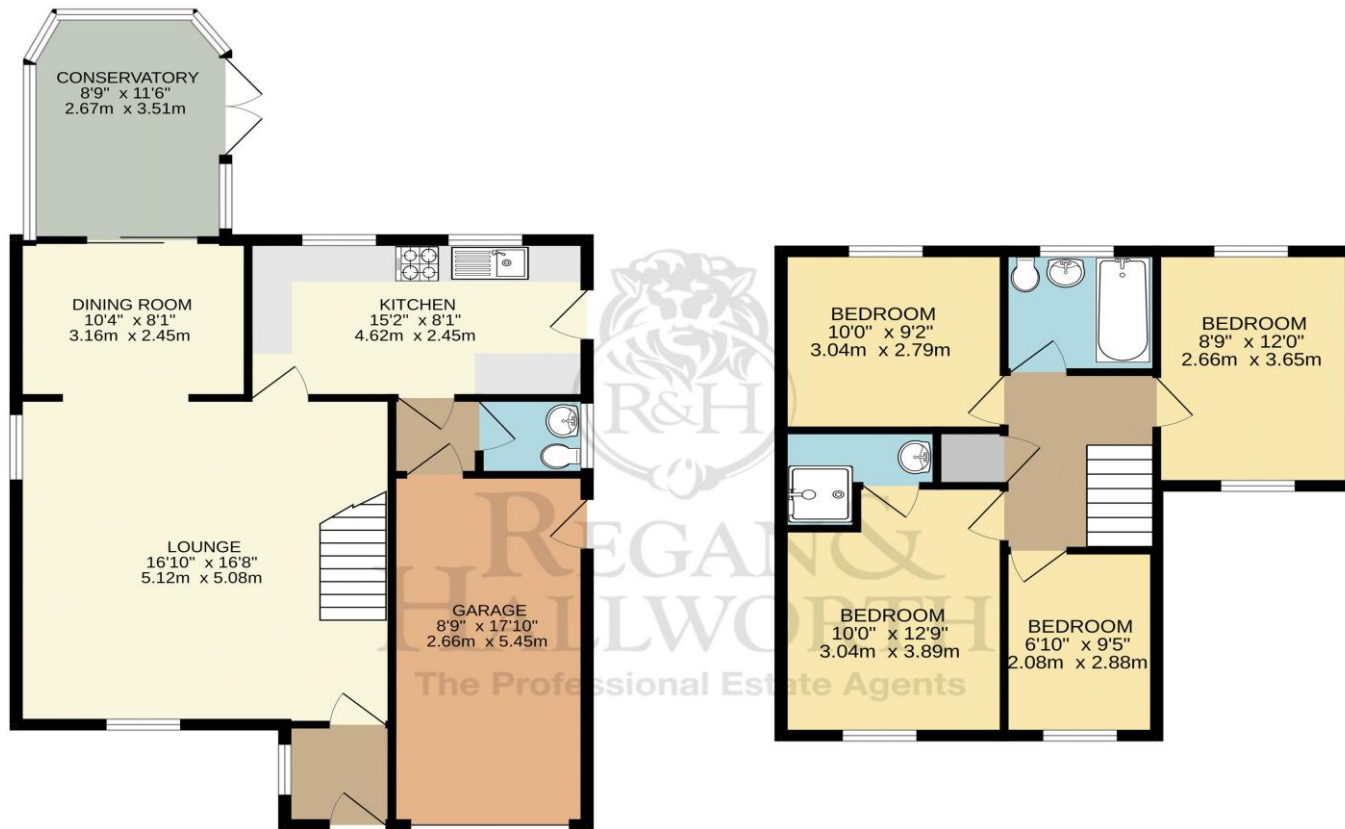
This is an exciting opportunity to purchase a spacious, four bed detached family home located on a popular development in Westhoughton. Whitsundale is sat of one of the larger plots off the main road on a quiet cul-de-sac with extra-large driveway and private additional parking to the front. The property boasts excellent access to a range of local amenities, public transport links including train station, some outstanding schools for all ages and is just a short drive to the M61 motorway network.

The modern and spacious accommodation is set over two floors offering just over 1300 square feet of contemporary space which in brief comprises of entrance hallway, large formal lounge / sitting room situated to the front of the house, dining room and conservatory to the rear then a modern fitted and well equipped kitchen with door giving access to downstairs wc and integral garage. Up on the first floor is a large double master bedroom located to the front and benefitting from en-suite shower room, two further large double bedrooms, a fourth good sized single bedroom and hen a modern fitted family bathroom.

Externally the property benefits from a large driveway providing off road parking for at least four cars and access to the integral garage, there is an additional plot to the front of the driveway with lawn and additional parking. To the rear there are private and secure mature gardens with patio area and well-maintained lawn all surrounded by mature plants and trees. Internal inspection is highly recommended to truly appreciate the property's size, great condition and outstanding plot.







TOTAL FLOOR AREA : 1319 sq.ft. (122.5 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 endeavour to ensure that our sales particulars are accurate and not misleading. We also request that our clients check their own particulars to verify that the information contained within them is correct. However, fixtures, fittings, and appliances have not been tested; therefore, no guarantee can be given that they are in working order. All measurements and land sizes are quoted as approximate.
Tenure - Regan & Hallworth have not had sight of the title documents; therefore, the buyer is advised to obtain verification from their solicitor or surveyor. **Council Tax** - You are advised to contact the local authority for further 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 for you.

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