

FOR SALE

48, Hazeldene, Westhoughton, BL5 2SJ

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

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1996



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A distinctive, beautifully upgraded two bed home in a peaceful woodland setting

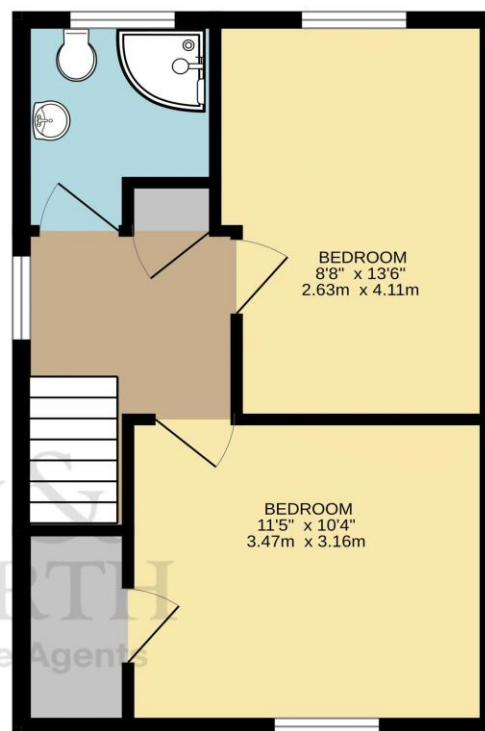
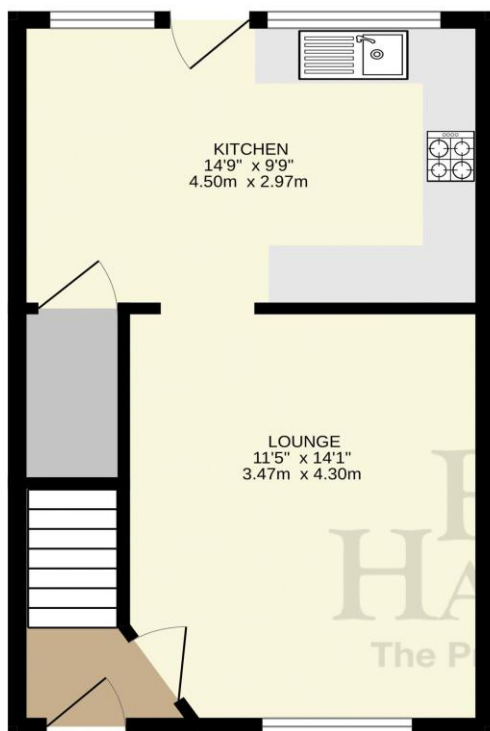


- Beautifully upgraded two-bedroom home
- Stylish high-quality kitchen diner
- Clever concealed storage solutions
- Close to Westhoughton centre & countryside
- Peaceful woodland cul-de-sac setting
- Luxury walk-in spa shower
- Landscaped gardens & extended driveway
- 703 SQ.FT.

Having undergone a comprehensive scheme of modernisation and upgrading in recent years, this impressive two-bedroom home offers a rare combination of stylish contemporary living, generous proportions and an incredibly peaceful setting. The improvements have been extensive, including upgraded electrics, a new gas central heating boiler, fully landscaped gardens to both front and rear and an extended and renewed driveway, meaning there is very little left for a new owner to do. At the heart of the home is a sleek, high-quality kitchen diner, thoughtfully designed for both everyday living and entertaining. The bathroom is equally impressive, featuring a luxurious walk-in spa shower with cutting-edge functionality, creating a high-end feel that is rarely found in homes of this type. The current owners have also put considerable thought into making the property as practical as it is stylish, incorporating a clever range of useful storage solutions throughout the home. Many have been ingeniously concealed behind discreet and almost secret doors, helping to maintain the clean, uncluttered aesthetic whilst providing excellent everyday storage. What really sets the property apart, however, is its distinctive and individual interior design. Stylish, characterful and far from ordinary, it is a home with personality and an attention to detail that is sure to get people talking. Both bedrooms are generously proportioned, making this an ideal first-time purchase for those looking for something a little different, whilst the excellent room sizes and low-maintenance presentation also make it an attractive option for those looking to downsize without compromising on space. Outside, the attention to detail continues. The gardens to both front and rear have been thoughtfully landscaped, creating attractive, easy-to-maintain outdoor spaces. The rear garden is particularly appealing, featuring a covered patio area designed for outdoor living and dining, making it a wonderful space to relax, entertain or simply enjoy the peaceful surroundings. The location is another major attraction. Tucked away within an incredibly quiet and peaceful cul-de-sac, the development is set within woodland, with the house backing directly onto mature trees. Yet despite its tranquil setting, Westhoughton town centre is within easy reach, offering an excellent range of shops, cafés, restaurants and everyday amenities, whilst open countryside is also close by.







TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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