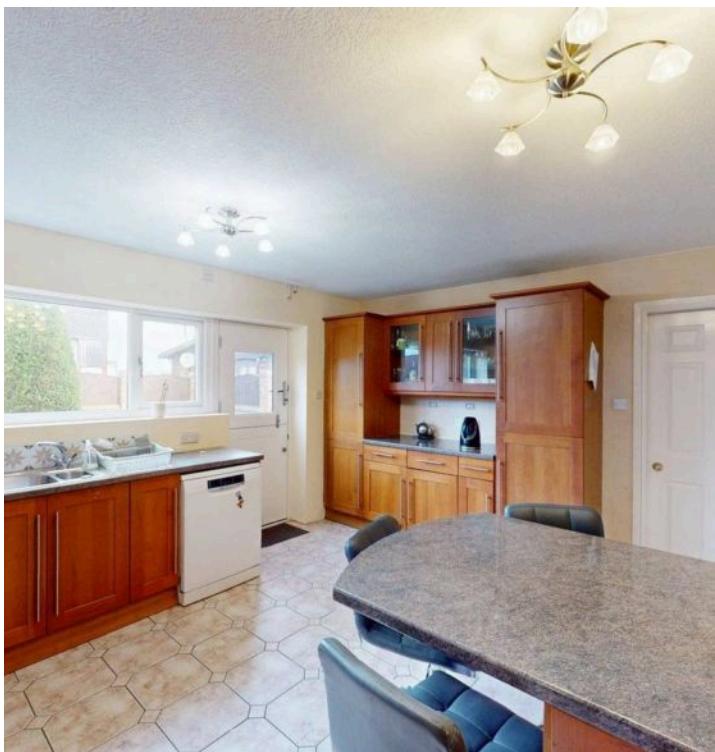




Ratcliffes Farm House Wingates Lane, Westhoughton

Bolton

Offers in Region of £500,000



Ratcliffes Farm House Wingates Lane

Westhoughton, Bolton

NO ONWARD CHAIN, Spacious family home with open countryside views, 4 double bedrooms, 2 ensuites, stylish family bathroom, WC, generous living space, and gardens front & rear.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onward Chain
- Open countryside views to the front
- Four double bedrooms
- Two ensuite shower rooms
- Modern family bathroom with bath & separate shower
- Front & rear gardens with patio seating area



Hallway

10' 3" x 7' 5" (3.12m x 2.26m)

A welcoming entrance hall with warm wooden flooring and a feature staircase finished with a red carpet runner and traditional balustrade. There's a practical understairs storage cupboard, plus access to the main ground floor rooms, giving a lovely sense of flow from the moment you step inside.

Lounge

16' 11" x 15' 3" (5.15m x 4.66m)

A beautifully proportioned lounge with a bright and airy feel, enhanced by large windows, traditional ceiling detailing, and a fantastic sense of space for relaxing or hosting. Finished in neutral tones with a characterful feature wall, this is a comfortable and inviting room that works equally well for cosy evenings or larger gatherings.

Dining Room

14' 3" x 12' 4" (4.35m x 3.76m)

A bright and welcoming dining room, ideal for hosting family meals and entertaining. This well-proportioned space benefits from dual aspect windows that fill the room with natural light, along with stylish wall lighting and a warm, inviting feel. With plenty of room for a full dining table, it's the perfect setting for everything from relaxed weeknight dinners to special occasions with friends and family.





Reception Room 2

16' 1" x 12' 4" (4.89m x 3.75m)

A versatile additional reception room with wooden flooring and plenty of natural light, currently well-suited to a home office set-up. With double doors opening through to the adjoining space, it's an ideal spot for working from home, a hobby room, or a quiet snug away from the main living areas.

Kitchen

14' 9" x 14' 2" (4.50m x 4.33m)

A spacious family kitchen offering an excellent amount of fitted base and wall units, complemented by generous worktop space, ideal for preparing meals. A wide window floods the room with natural light, while the tiled flooring adds a practical finish. There is also direct access to outside, making it perfect for busy family life and entertaining.

Utility Room

14' 4" x 9' 0" (4.36m x 2.75m)

A useful utility space providing additional storage and room for laundry facilities, along with a work surface and excellent practicality for day-to-day living. Positioned to keep household tasks tucked neatly away from the main kitchen, it's a great supporting space for busy homes.





Bedroom 2

13' 9" x 12' 4" (4.20m x 3.76m)

A spacious double bedroom enjoying plenty of natural light and a pleasant outlook. The room offers excellent floor space and is ideal as a principal guest room or a generous second bedroom, with the added benefit of access to its own ensuite.

Ensuite

8' 9" x 7' 7" (2.66m x 2.30m)

A smart and well-presented en-suite shower room, finished with modern tiling and a contemporary suite including a shower enclosure, wash basin and WC. A great addition that enhances comfort and convenience for family or visiting guests.

Bedroom 3

15' 5" x 12' 11" (4.71m x 3.94m)

A well-proportioned double bedroom offering a bright, airy feel with a large window overlooking the surrounding area. With ample space for bedroom furnishings and storage, this room would suit a growing family, guests, or anyone needing additional flexibility.

Bedroom 4

15' 11" x 12' 4" (4.85m x 3.76m)

Another comfortable double bedroom featuring wooden flooring and a wide window that allows the space to feel open and light. This room would work perfectly as a guest bedroom, teenager's room, or a dedicated hobby space.

Bathroom

13' 0" x 8' 2" (3.95m x 2.50m)

A beautifully finished family bathroom featuring a stylish suite with a freestanding bath and a separate walk-in shower enclosure. The room is completed with modern tiling, a contemporary vanity unit, and a window bringing in natural light, creating a sleek and relaxing space for everyday use.





FRONT GARDEN

A fantastic front garden setting the property back from the road with a generous lawn, smart stone boundary walling, and a paved area ideal for enjoying the open outlook. One of the standout features is the sweeping countryside view directly opposite, creating a wonderful sense of space and a more rural feel, while still remaining convenient for local amenities and commuter links.

REAR GARDEN

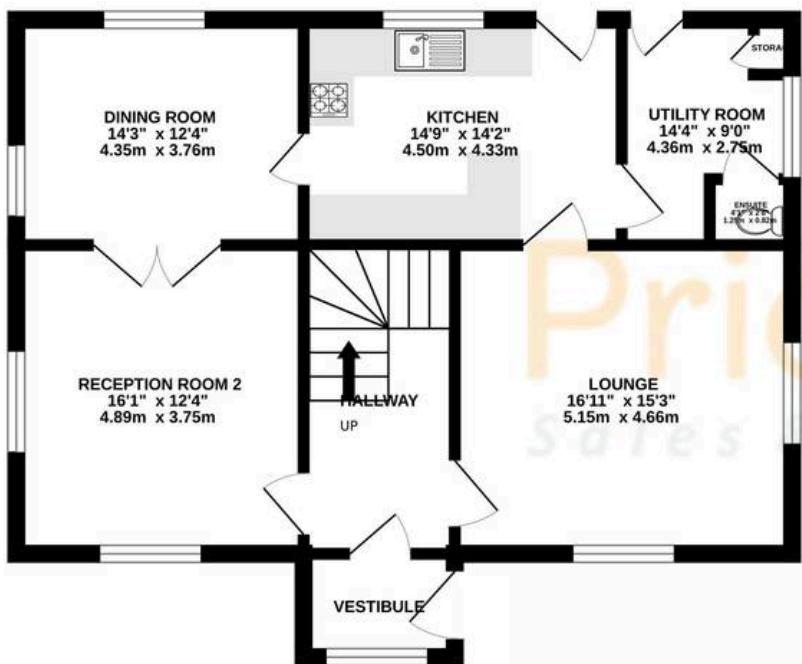
A private and low-maintenance rear garden, thoughtfully arranged with a large paved patio area and a neatly kept lawn, perfect for outdoor seating, entertaining, or family use. The garden is enclosed with boundary fencing and brickwork for a secure feel, offering a great outdoor space that's easy to maintain and enjoy throughout the year.

DRIVEWAY

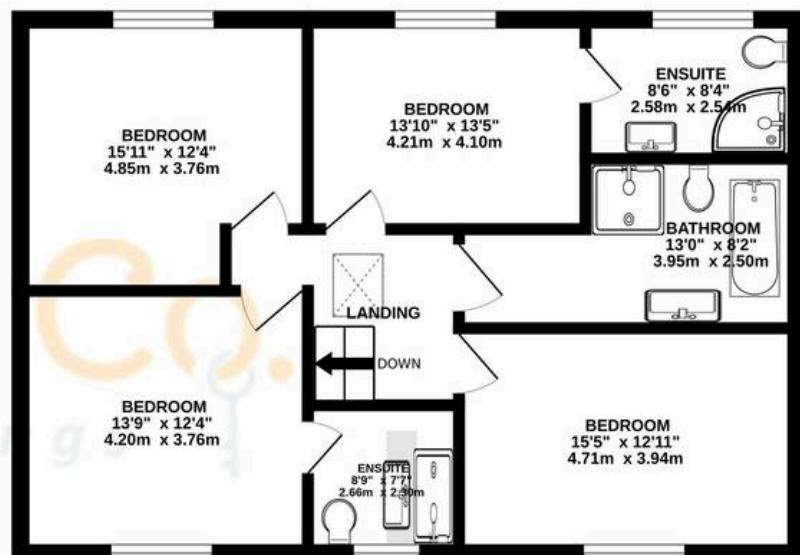
3 Parking Spaces



GROUND FLOOR



1ST FLOOR



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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