



8 Edges Farm Close, Westhoughton
£450,000

Miller Metcalfe
Every step of the way

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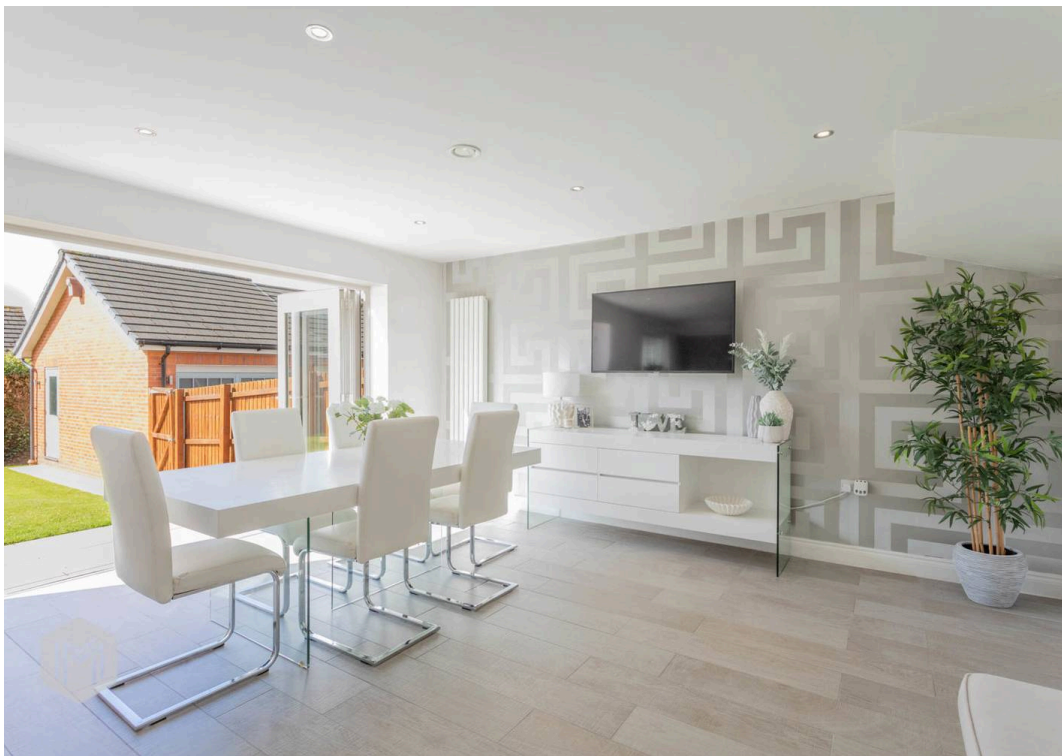
Westhoughton, Bolton

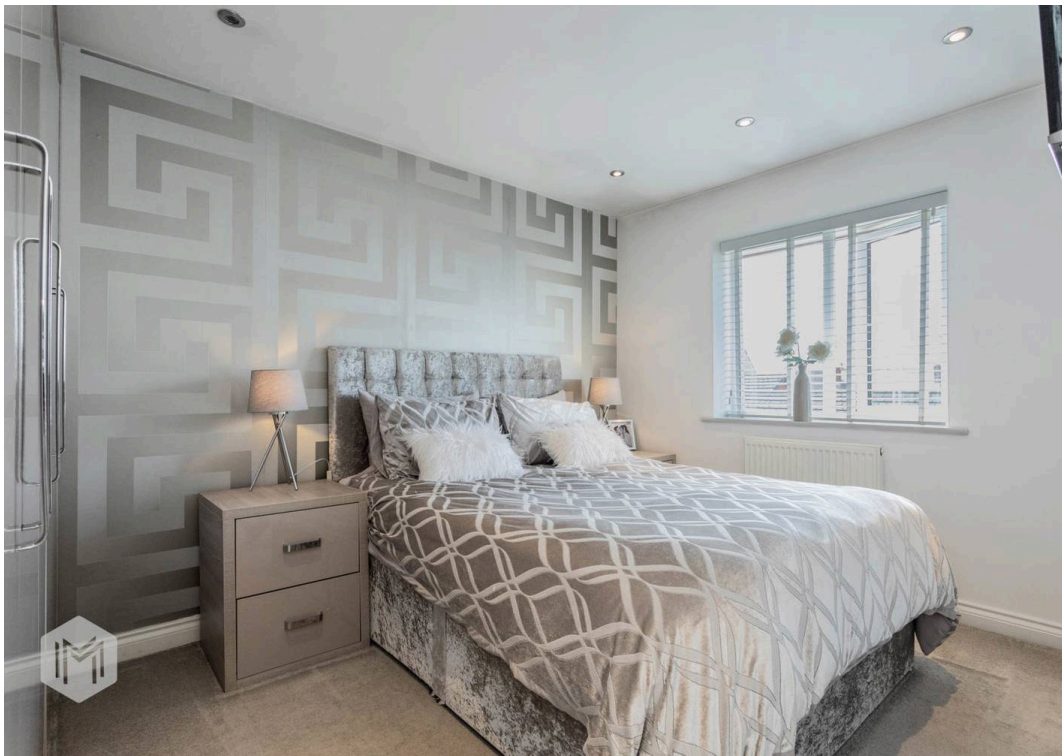
Stunning Four-Bedroom Detached Family Home, Energy Efficient, Exceptional Specification Throughout Situated within a highly sought-after residential development in Westhoughton and built in 2015 by the well-regarded Eccleston Homes, this beautifully presented four-bedroom detached family home combines modern luxury with characterful Arts and Crafts styling. Occupying a tucked-away position within an exclusive collection of attractive homes, the property offers privacy, generous living space and an outstanding specification throughout, perfectly suited to contemporary family living. At the heart of the home is a superb open-plan kitchen, dining and living area, designed with both everyday family life and entertaining in mind. This bright and airy space is enhanced by stunning bi-fold doors opening onto a private, south-facing landscaped garden, creating a seamless connection between indoor and outdoor living. The garden has been stylishly finished with porcelain tiling, providing an ideal space for relaxing or hosting guests. The separate lounge offers a stylish yet comfortable retreat, featuring a bespoke media wall and striking Zachary design feature walls, adding a distinctive and high-end finish. The bathrooms throughout the property have been finished to an exceptional standard. The luxurious family bathroom benefits from underfloor heating, a Villeroy & Boch bath with integrated TV positioned at the end of the bath, Crosswater digital basin mixer, wall-hung WC, Bauhaus vanity unit, recessed ceiling-mounted shower, and underfloor heating. Floor-to-ceiling large-format marble-effect porcelain tiles complete this impressive space. The en-suite shower room also benefits from premium fittings including a Crosswater digital shower, wall-hung WC and Bauhaus vanity unit. The accommodation briefly comprises a welcoming entrance hallway, spacious lounge, open-plan kitchen/dining/living area with bi-fold doors to the garden, utility room, and ground-floor WC. To the first floor are four well-proportioned bedrooms, including a generous principal bedroom with en-suite, together with a contemporary three-piece family bathroom. Externally, the property enjoys a beautifully maintained rear garden with both lawned and paved seating areas for relaxing or entertaining. A driveway to the side of the property provides ample off-road parking and leads to a detached garage. Further enhancing the home's appeal are installed solar panels, contributing to its excellent energy efficiency and reduced running costs. This is a fantastic opportunity to secure a stylish, move-in-ready family home finished to an exceptional standard, within one of Westhoughton's most desirable residential locations

Council Tax band: E







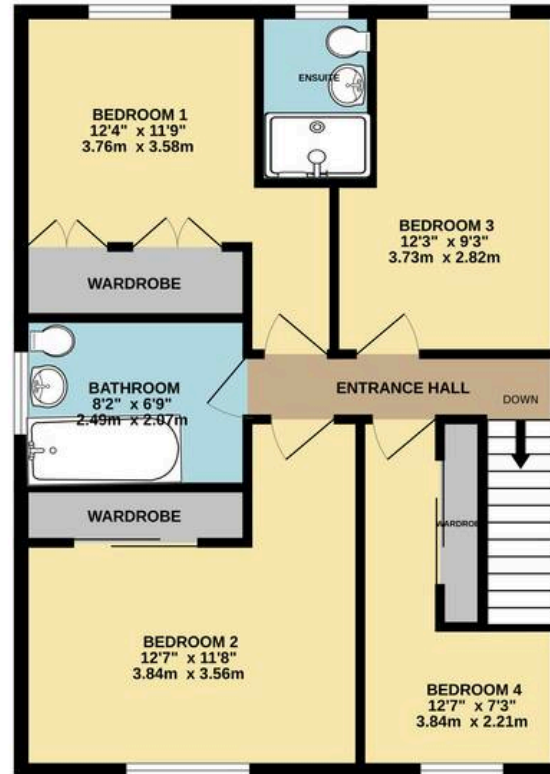




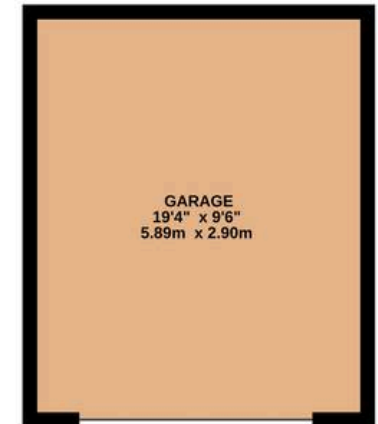
GROUND FLOOR
664 sq.ft. (61.6 sq.m.) approx.



1ST FLOOR
652 sq.ft. (60.6 sq.m.) approx.



GARAGE
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 1535 sq.ft. (142.7 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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