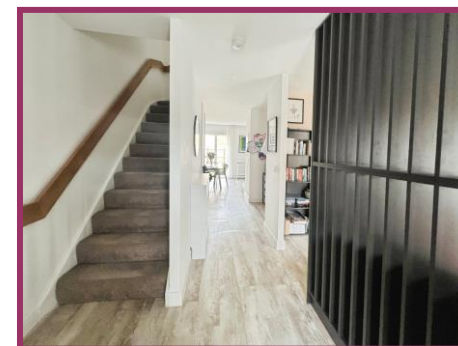
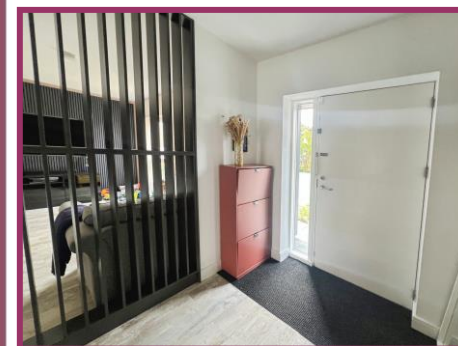


LOKE LANE, WESTHOUGHTON, BL5 3FR



- Stunning four bed detached
- Reception hallway/utility/cloaks Wc
- Lounge/bespoke dining kitchen
- 4 beds/ensuite/well appointed
- Driveway/low maintenance gdns
- Gas ch/upvc double glazed
- No Onward Chain
- Stylish Accomodation



£400,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



A stunning four-bedroom detached family home, offered for sale with NO ONWARD CHAIN, situated on the highly regarded and exclusive Silkash Development in Westhoughton. Enjoying an enviable position on the edge of beautiful open countryside whilst remaining just a short distance from Westhoughton town centre, this exceptional home perfectly combines semi-rural living with outstanding convenience. Westhoughton offers an excellent range of amenities including supermarkets, independent shops, cafés, restaurants, medical facilities and leisure amenities, all within easy reach of the property. The area is particularly well served for commuters, with Daisy Hill and Westhoughton railway stations providing direct services to Manchester, Bolton, Wigan and surrounding areas. Excellent road links via the M61, A58 and A6 offer straightforward access to Manchester, Preston and the wider North West motorway network. A comprehensive local bus network also serves the area, with regular routes connecting Westhoughton to Bolton, Leigh, Horwich, Atherton, Farnworth and Wigan Families are particularly well catered for, with a number of highly regarded local schools nearby, including Westhoughton High School, St James CE High School, Sacred Heart RC Primary School, and several popular primary schools within the town. Dedicated school bus services also operate throughout the area. The accommodation briefly comprises: composite entrance door, welcoming reception hallway with understairs storage, utility room/WC, spacious lounge, and a superb bespoke dining kitchen featuring an island breakfast bar, ideal for modern family living and entertaining. To the first floor are four generous bedrooms, including a principal bedroom with ensuite shower room, together with a beautifully appointed family bathroom. Externally, the property benefits from a double-width driveway to the side and occupies a superb corner plot. The impressive rear garden has been thoughtfully designed for year-round enjoyment and includes a substantial timber storage shed. Further benefits include gas central heating and full-length uPVC double glazed windows, flooding the home with natural light throughout. Viewing is highly recommended and can be arranged through Cardwells Estate Agents Bolton on 01204 381281, by email at bolton@cardwells.co.uk, or by visiting www.cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Composite entrance door into.

Reception hallway Built in storage cupboard.

Lounge 12' 5" x 13' 6" (3.78m x 4.11m) uPVC double glazed window, wall mounted radiator.

Utility/Cloaks WC 5' 5" x 11' 2" (1.65m x 3.40m) Plumbing for white goods, two piece suite comprising WC, wall mounted wash basin, wall mounted radiator.

Dining Kitchen 9' 2" x 18' 8" (2.79m x 5.69m) Bespoke professionally fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, base and wall units, four ring induction hob, two integrated ovens, integrated fridge freezer, island breakfast bar, UPVC double glazed window, wall mounted radiator, UPVC doors giving access to the garden.

Landing 5' 6" x 14' 3" (1.68m x 4.34m) Wall mounted radiator, storage cupboard housing the gas combination boiler.

Bedroom 1 12' 9" x 12' 5" (3.88m x 3.78m) uPVC double glazed window, professionally fitted wardrobes, wall mounted radiator.

En-suite 5' 7" x 7' 1" (1.70m x 2.16m) Three piece suite comprising WC, wash basin on a vanity unit, walk in shower cubicle, wall mounted heated towel rail.

Bedroom 2 12' 8" x 8' 10" (3.86m x 2.69m) UPVC double glazed window, wall mounted radiator.

Bedroom 4 12' 5" x 9' 2" (3.78m x 2.79m) UPVC double glaze window, wall mounted radiator.

Family Bathroom 7' 6" x 5' 0" (2.28m x 1.52m) Three piece suite comprising WC, wash basin on a vanity unit, bath with T bar mixer shower and fitted glass screen, wall mounted heated towel rail.

Council Tax Cardwells Letting Agents Bolton pre market research indicates that the property is council tax band E and the current cost is approximately £2,760.00 per annum payable to Bolton council.

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. A walk through viewing video is available to watch in the first instance.

Plot Size Cardwells Letting Agents Bolton pre market research indicates that the plot size is approximately 126m².

Flood risk information Cardwells Letting Agents Bolton pre market research indicates that the property is in a very low flood risk area.

Tenure Cardwells Letting Agents Bolton pre market research indicates that the property is of a freehold tenure.

Conservation Area Cardwells Letting Agents Bolton pre market research indicates that the property is not in a conservation area.

Disclaimer This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD

