



9 Westland Avenue, Westhoughton, BL5 3AY

Offers over £425,000

ARC HOMES are delighted to offer FOR SALE this fantastic modern four bedroom detached property positioned within a sought after modern development in Westhoughton. This beautiful home provides generous family accommodation and is beautifully presented throughout. With larger than average gardens together with off road parking, garage and EV charge points, early viewing is highly advised to avoid missing out. Entry is via a welcoming entrance hallway which provides access to a handy downstairs cloakroom. To the right sits a fantastic spacious dual aspect sitting room whilst the left elevation houses an impressive modern family room. The kitchen area is finished with modern units and the dining area has French doors which open into the rear gardens. A separate utility room completes the ground floor. To the first floor are four excellent bedrooms and a modern bathroom. The master bedroom boasts a modern en suite shower room. Outside, a driveway sits to the side providing siding off road parking in front of the detached garage. The driveway has an EV charger attached. The enclosed rear gardens are laid to lawn with paved patio and provide generous outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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