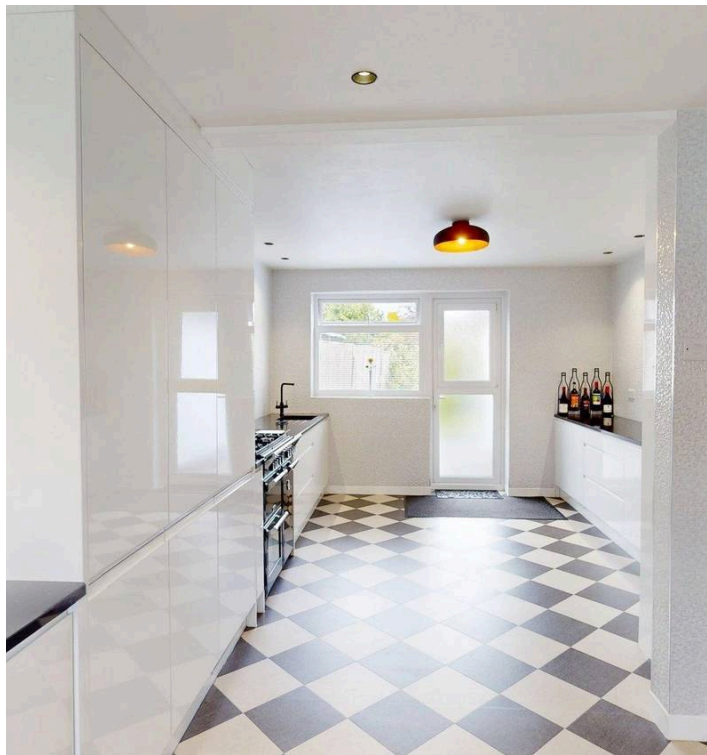




7 Singleton Grove, Westhoughton
Bolton

Offers in Region of **£395,000**



7 Singleton Grove

Westhoughton, Bolton

Beautifully presented detached home in Westhoughton with stylish interiors, spacious rooms, large garden, versatile outbuilding with bathroom, modern kitchen, and great transport links.

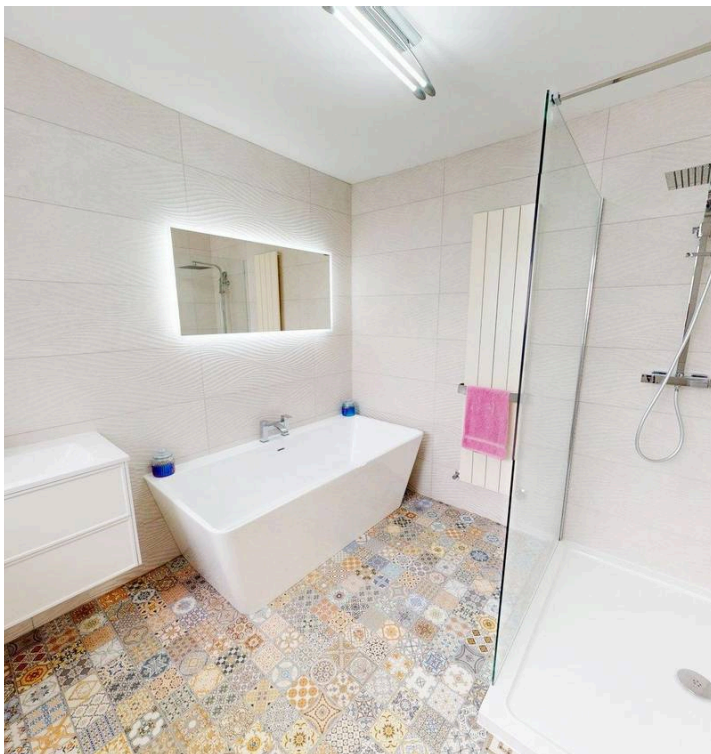
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- No onward chain
- Fully modernised two-bedroom detached bungalow
- Approx. one-third acre plot with front and rear driveways
- Separate annex with gas, electric, mains water and three-piece bathroom
- Quiet cul-de-sac location close to schools, shops and motorway links





Hallway

12' 3" x 8' 7" (3.73m x 2.62m)

A striking and spacious entrance hallway creating an excellent first impression, beautifully presented with crisp neutral décor, modern tiled flooring and an abundance of natural light from both the front entrance glazing and side-facing doors. With its bright, airy feel and generous proportions, this is a welcoming and stylish introduction to the home.

Lounge

16' 6" x 11' 6" (5.03m x 3.51m)

A generously proportioned reception room finished in soft, contemporary tones, offering a warm and comfortable setting for everyday living. A large front-facing window allows plenty of natural light to flood the room, while the overall layout provides excellent versatility and a calm, inviting atmosphere.

Dressing Area

12' 4" x 8' 3" (3.76m x 2.51m)

A useful and well-designed dressing area connecting the bedrooms and bathroom, fitted with a comprehensive range of built-in wardrobes that provide excellent storage. This space enhances the practicality of the first floor while also creating a natural separation between the principal rooms.





Kitchen / Diner

29' 3" x 12' 0" (8.92m x 3.66m)

A spacious and stylish kitchen/diner, beautifully presented with a contemporary finish and a striking monochrome tiled floor running throughout. The kitchen is fitted with an excellent range of sleek high-gloss units and contrasting work surfaces, providing generous storage and preparation space, including a large larder unit ideal for pantry use. The oven is to remain, along with the built-in fridge and freezer, adding to the practicality of the space. The room opens naturally into a bright dining area, creating a sociable setting for family meals, entertaining and everyday living. With direct access to the rear and a clear connection through to the lounge, this is a highly functional and inviting hub of the home.

Master Bedroom

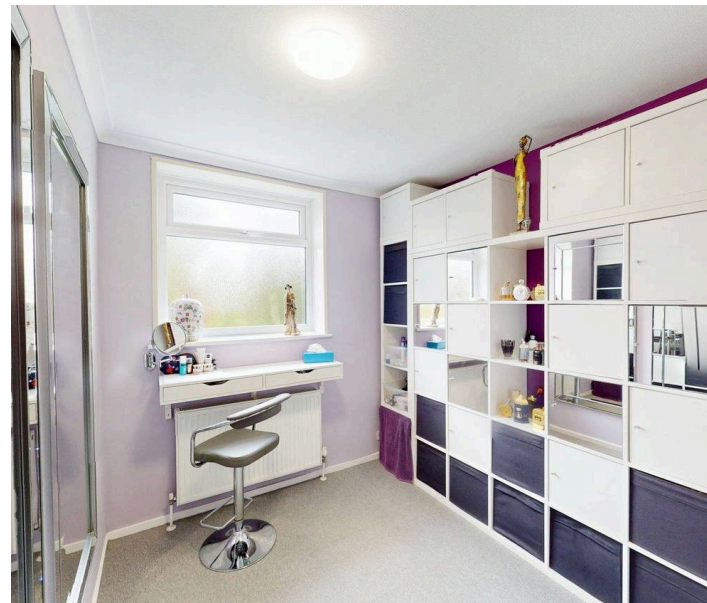
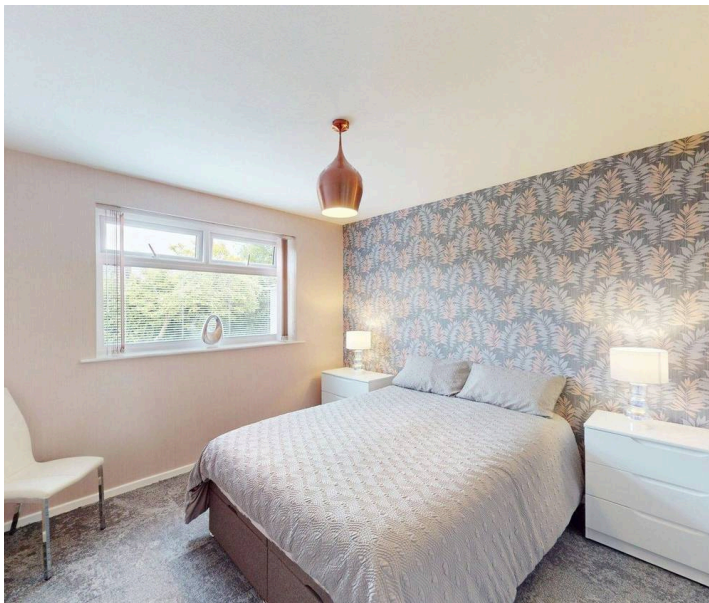
11' 7" x 10' 6" (3.53m x 3.20m)

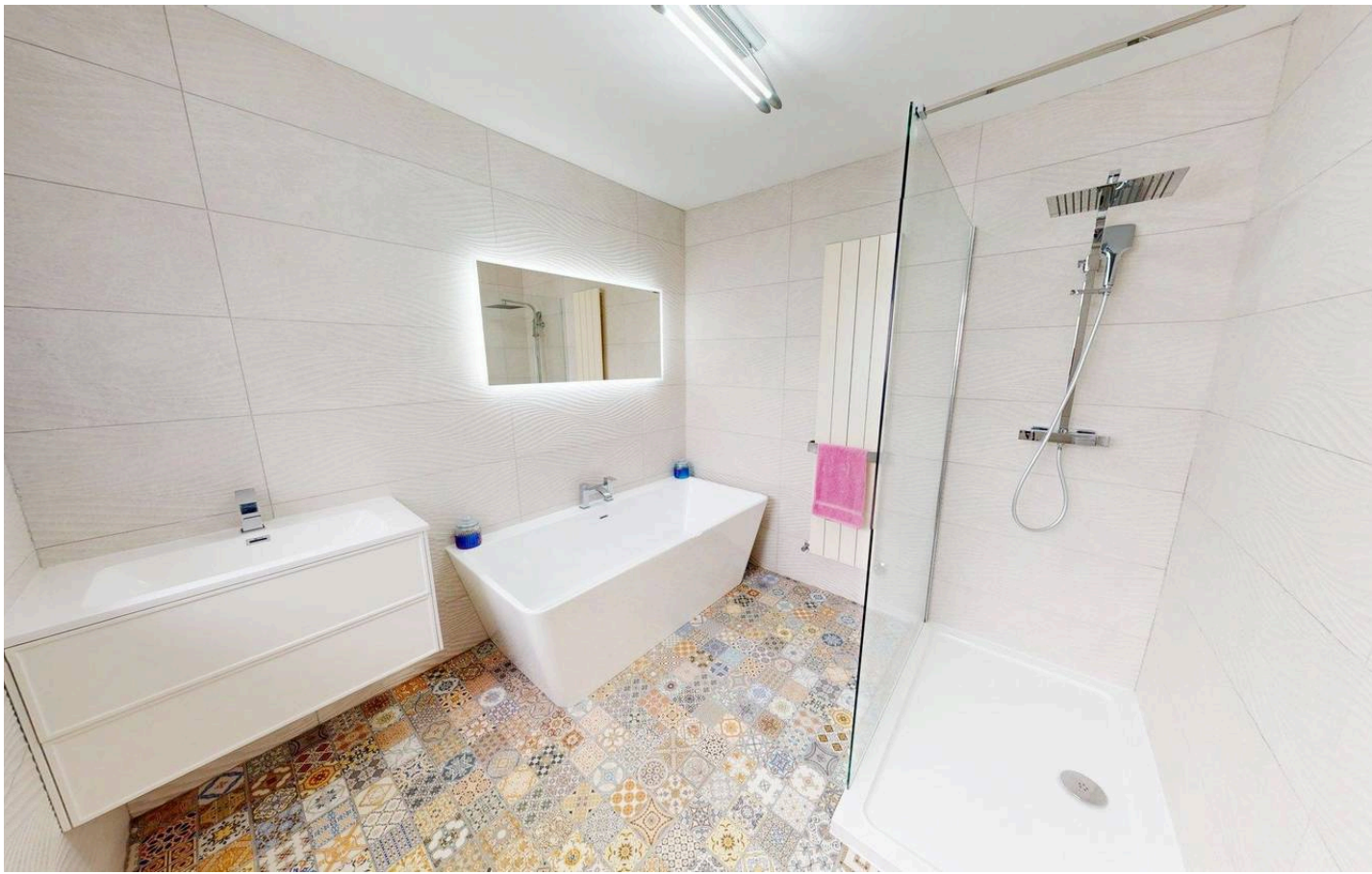
A spacious principal bedroom, attractively decorated in soft tones and enhanced by a feature wall that adds character and depth. With ample room for a full bedroom arrangement and a pleasant outlook over the rear, this is a comfortable and restful retreat.

Bedroom 2

8' 7" x 7' 10" (2.62m x 2.39m)

A well-presented and versatile second bedroom with a pleasant outlook and a light, airy feel. Thoughtfully arranged and complemented by fitted storage, this room would work equally well as a bedroom, dressing room or home workspace depending on a buyer's requirements.





Bathroom

8' 11" x 8' 4" (2.72m x 2.54m)

A beautifully appointed bathroom finished to a high standard, featuring contemporary tiling, a freestanding bath, separate shower enclosure, wash hand basin and WC. The combination of stylish wall finishes, statement flooring and modern fittings creates a luxurious and distinctive space.

Annexe

17' 2" x 9' 11" (5.22m x 3.02m)

A superb detached outbuilding, accessed from the rear garden and offering excellent flexibility for a range of uses. Beautifully presented and generously proportioned, the space is finished with wood-effect flooring, recessed ceiling spotlights and soft neutral décor, creating a comfortable and highly usable additional room away from the main house. Ideal as a home office, studio, gym, treatment room, hobby space or occasional guest accommodation, the outbuilding also benefits from a fully functional bathroom, further enhancing its practicality and versatility.

Annexe Bathroom

9' 11" x 5' 10" (3.02m x 1.77m)

A well-presented and fully functional bathroom serving the detached outbuilding, fitted with a bath, wash hand basin and WC. Finished with a combination of neutral décor, tiled splashbacks and wood-effect flooring, the room is practical, bright and neatly maintained, further enhancing the flexibility of the annexe space.





REAR GARDEN

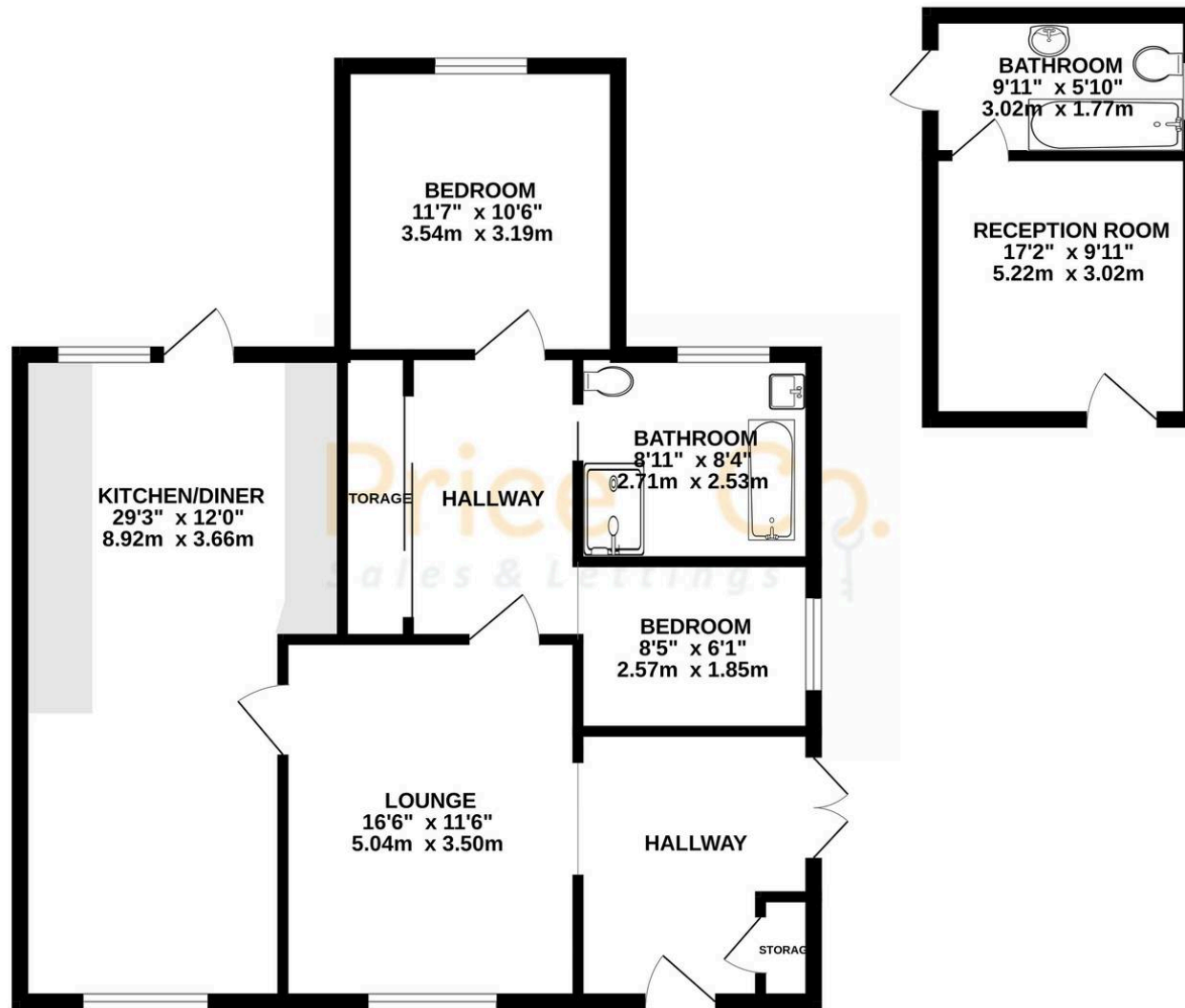
A beautifully maintained and impressively spacious rear garden, designed to offer an excellent balance of lawned and hardstanding areas. A large block-paved patio provides a superb setting for outdoor dining, entertaining or relaxing, while the generous lawn is framed by mature hedging and established planting, creating a private and attractive backdrop. The garden also benefits from an outbuilding, accessed from the rear, offering useful additional space with excellent flexibility for storage, hobbies, a workshop or potential home office use, depending on a buyer's needs. Overall, this is a fantastic outdoor area that feels both private and highly usable, perfectly suited to family life and entertaining.

DRIVEWAY

4 Parking Spaces



GROUND FLOOR





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