BEN ROSE



Abbeylea Drive, Westhoughton, Bolton £265,000

Ben Rose Estate Agents are pleased to present to market this beautifully presented three-bedroom semi-detached home, situated in the ever-popular town of Westhoughton. Arranged across three well-designed floors, this modern family home offers spacious and versatile accommodation, making it an excellent choice for growing families or those looking to upsize. Ideally positioned close to a wide range of local amenities, the property enjoys easy access to highly regarded schools, supermarkets, independent shops, cafés and leisure facilities. Westhoughton Railway Station provides direct rail links to Bolton, Manchester and beyond, whilst excellent bus routes and convenient access to the M61 motorway make commuting throughout the North West straightforward. The nearby Middlebrook Retail Park, with its array of shops, restaurants and entertainment options, further enhances the appeal of this fantastic location.

Stepping through the front door, you are welcomed into a bright entrance hall which provides access to the first floor staircase, a convenient ground floor WC and the well-appointed kitchen. The kitchen has been thoughtfully designed with ample worktop and cupboard space, complemented by a selection of integrated appliances to cater for modern living. To the rear of the home is the spacious lounge, a bright and inviting space enhanced by double doors opening onto the garden, allowing natural light to flood the room. There is also ample space to accommodate a family dining table if desired, creating an excellent setting for both everyday living and entertaining.

The first floor offers two comfortable double bedrooms, both well-proportioned and ideal for family members or guests, alongside a contemporary three-piece family bathroom finished to a modern standard. Occupying the entire second floor is the impressive master suite, creating a private retreat within the home. The generous master bedroom benefits from multiple windows that fill the space with natural light, whilst a dedicated dressing area with fitted wardrobes provides excellent storage. Completing the suite is a stylish shower en suite and additional built-in storage, adding further practicality to this thoughtfully designed floor.

Externally, the property boasts an attractive, low-maintenance frontage with a driveway providing off-road parking for multiple vehicles and leading directly to the detached garage. To the rear, the enclosed garden offers an ideal space for the whole family to enjoy, featuring a raised decked seating area perfect for outdoor dining and entertaining, alongside a well-maintained lawn with flower beds. Surrounding fencing provides both privacy and security, creating a pleasant outdoor setting. Combining spacious accommodation, modern finishes and an excellent location, this superb semi-detached home presents a fantastic opportunity for families seeking a property ready to move straight into.

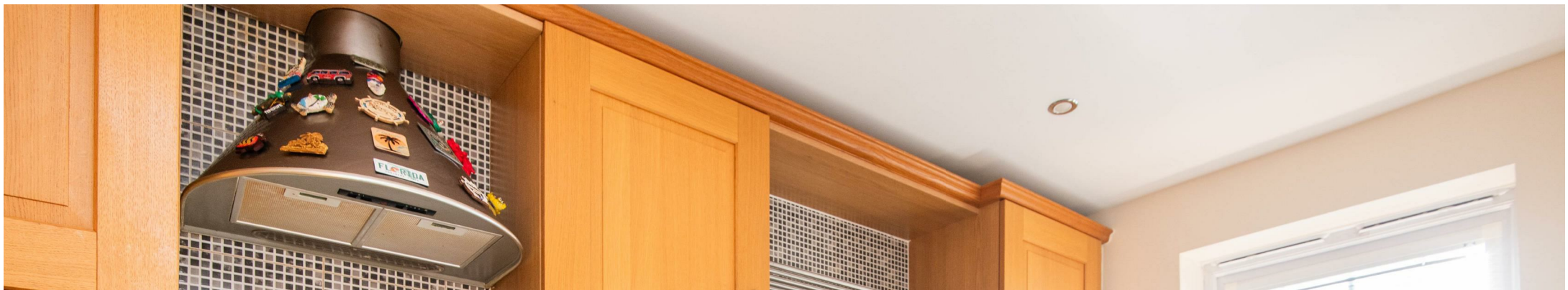




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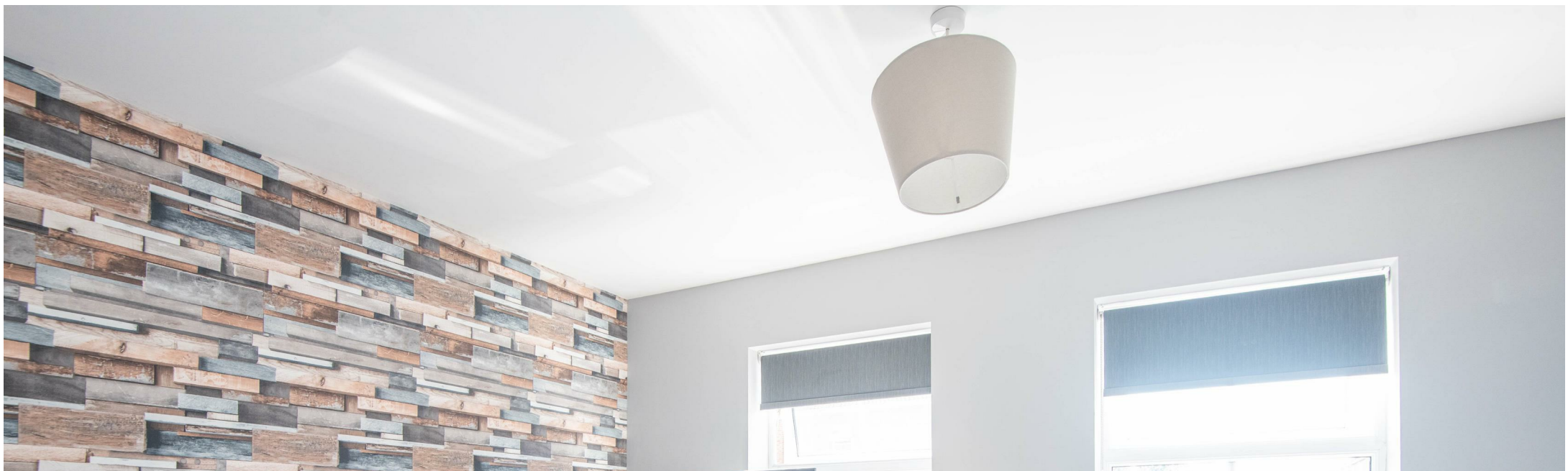




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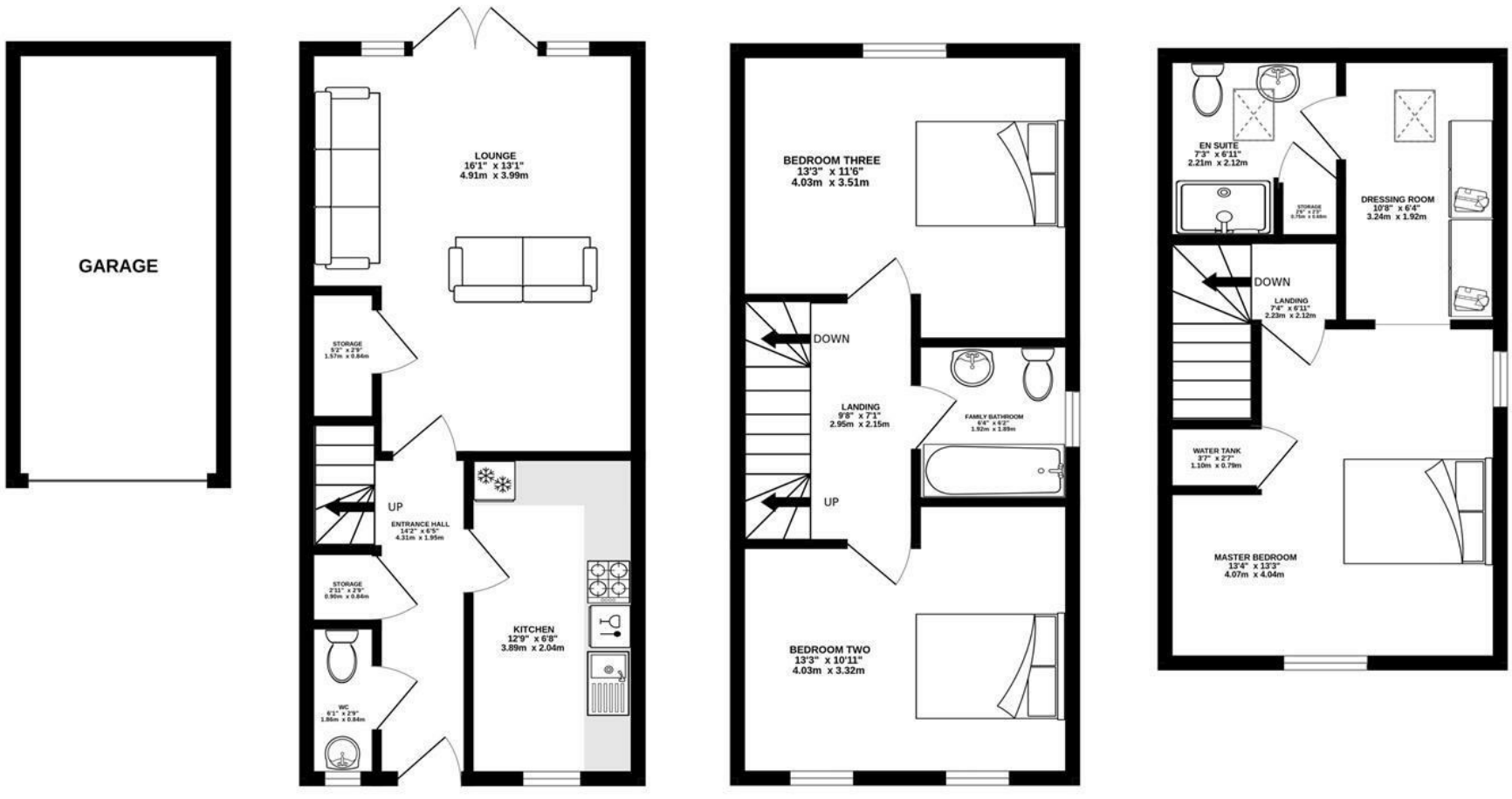
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GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

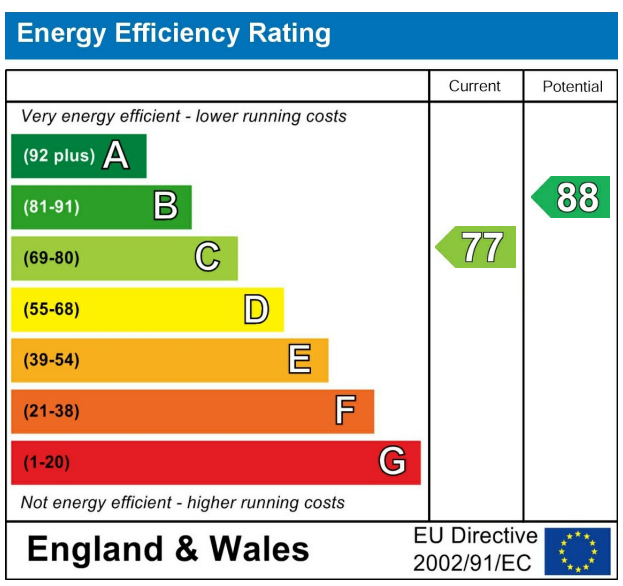
2ND FLOOR
318 sq.ft. (29.5 sq.m.) approx.

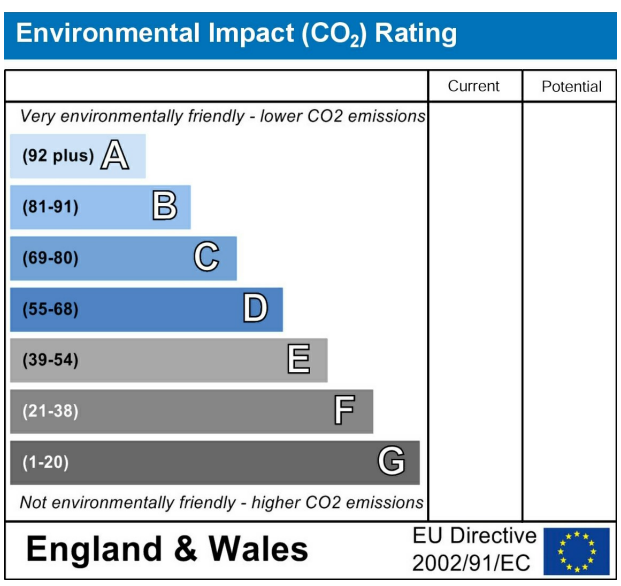


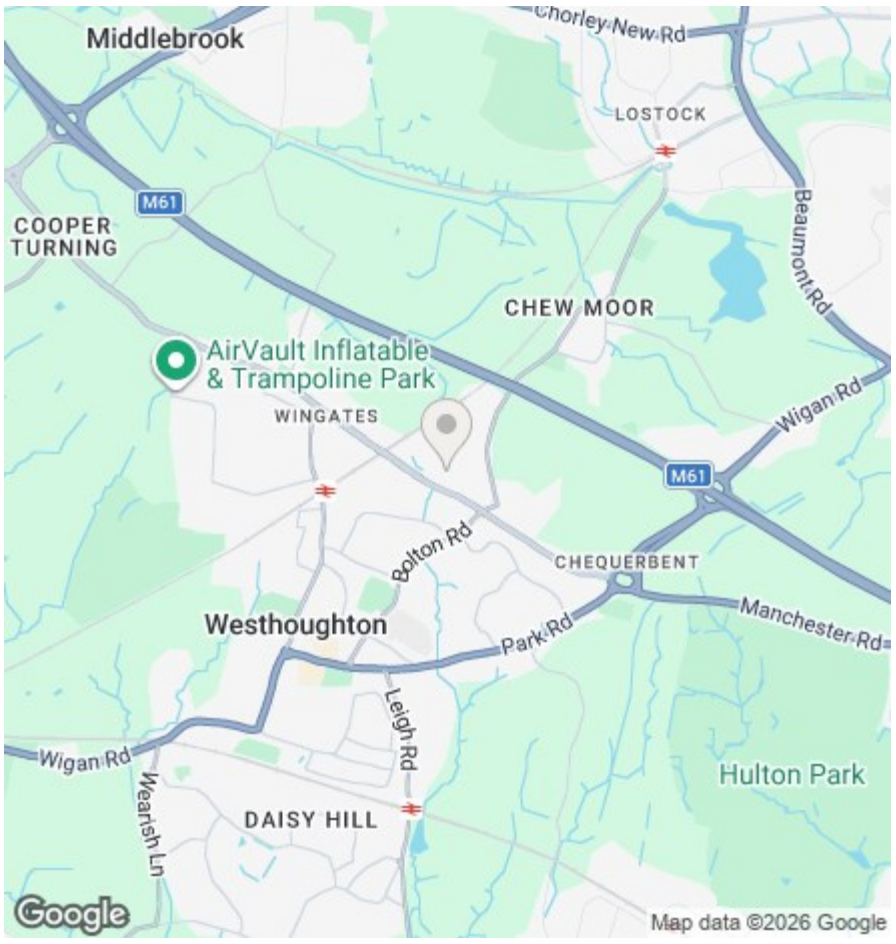
TOTAL FLOOR AREA : 1218 sq.ft. (113.1 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading but this is for general guidance and complete accuracy cannot be guaranteed. We are not qualified to verify tenure of a property and prospective purchasers should seek clarification from their solicitor. all measurements and land sizes are quoted approximately. The mention of any appliances, fixtures and fittings does not imply they are in working order.







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