BEN ROSE



Whitsundale, Westhoughton, Bolton

Offers Over £324,995

Ben Rose Estate Agents are pleased to present to the market this beautifully presented three-bedroom detached property, located in a sought-after residential area of Westhoughton, Bolton. This ideal family home is situated on a quiet cul-de-sac within a peaceful and welcoming neighbourhood, while still offering excellent access to local schools, shops, and amenities. The property also benefits from superb transport links, with easy access to the M61 motorway and Westhoughton train station just a five-minute walk away, providing convenient links to Manchester and surrounding areas.

The home has undergone a range of upgrades in recent years, including a newly fitted kitchen and bathroom, as well as a recently installed boiler.

Stepping into the property through the welcoming entrance porch, you will find yourself in the impressive open-plan lounge/diner. This spacious room features a charming central log burner, a large front-facing window, and double patio doors leading through to the conservatory. The bright and airy conservatory provides versatile additional living space, with a further set of patio doors opening onto the garden. Completing the ground floor is the contemporary fitted kitchen, which is set in a semi-open-plan layout with the dining area. The kitchen offers ample storage, with integrated appliances including a fridge, freezer, oven, hob, and microwave, as well as additional space for an integrated washing machine and dryer.

Moving upstairs, you will find three well-proportioned bedrooms, all of which benefit from integrated storage. A stunning four-piece family bathroom completes this level.

Externally, to the front is a well-maintained garden alongside a private driveway providing off-road parking for multiple vehicles. Here, you will find access to the attached single garage, which is equipped with power and lighting and benefits from an up-and-over door.

To the rear is a beautifully landscaped and generously sized garden, featuring a lower patio area and raised artificial lawn surrounded by established planting. This lovely outdoor space provides a peaceful and private setting, perfect for relaxing or entertaining.

Early viewing is highly recommended to fully appreciate the quality of accommodation and beautiful outdoor space this property has to offer, and to avoid potential disappointment.






























iiyama











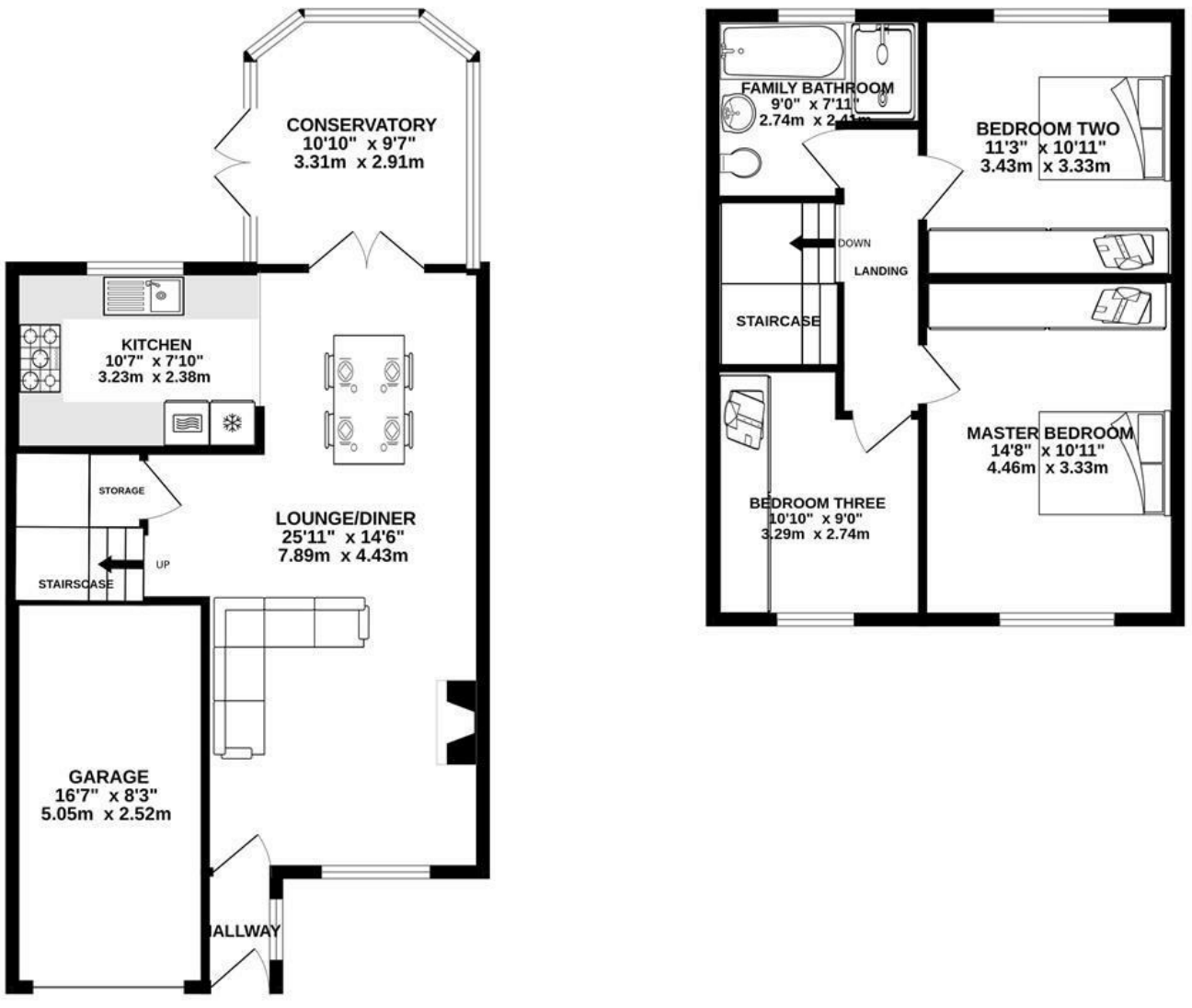


T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW

BEN ROSE

GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.

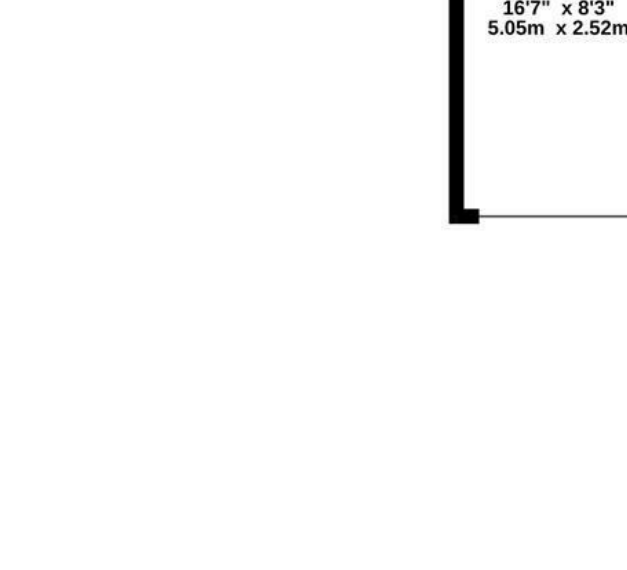
1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

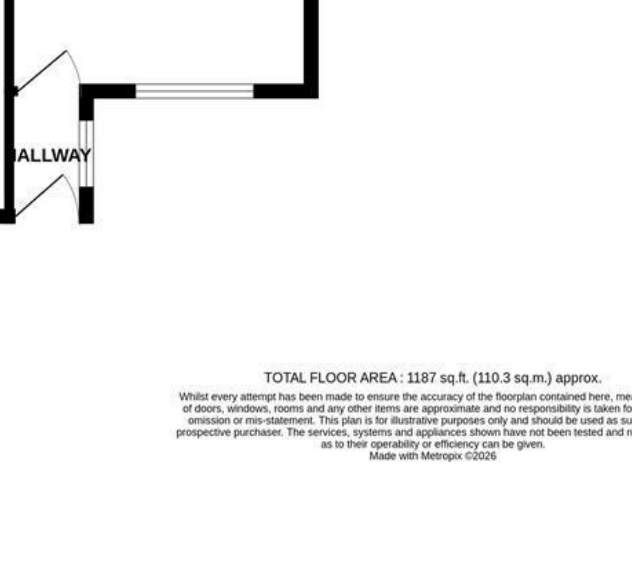


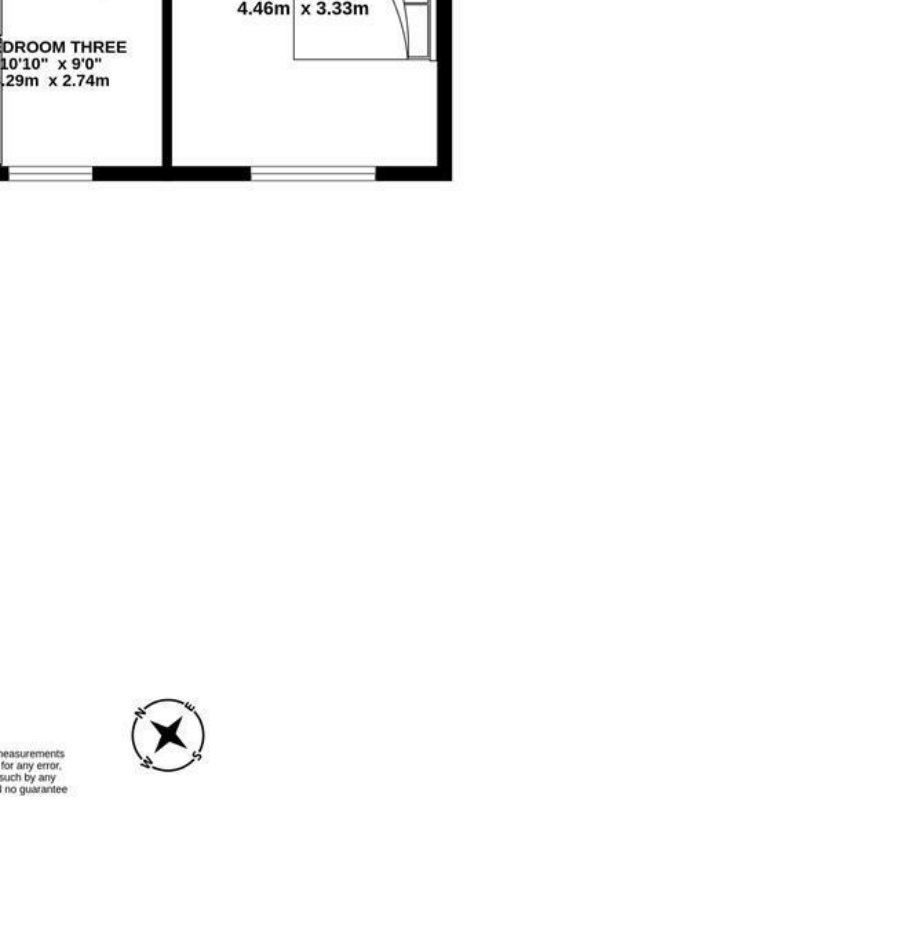
TOTAL FLOOR AREA : 1187 sq.ft. (110.3 sq.m.) approx.

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.
Made with Metropix ©2026

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.







T 01257 263 903 | W WWW.BEN-ROSE.CO.UK | E CHORLEY@BEN-ROSE.CO.UK | 41-43 MARKET STREET, CHORLEY, PR7 2SW