



## Bank Side, Westhoughton, Bolton

**Offers Over £569,995**

Ben Rose Estate Agents are pleased to present to market this truly exceptional architect-designed four-bedroom detached home, set in a highly sought-after area of Westhoughton. Offering a perfect blend of striking contemporary architecture and luxurious family living, this unique residence has been carefully designed with style, comfort, and functionality at its heart. Located close to Westhoughton town centre, the property enjoys excellent access to local shops, schools, restaurants, and pubs, while Hall Lee Bank Country Park is just a short distance away for scenic walks and leisure. Ideal for commuters, the home is within walking distance of two train stations and benefits from strong connections via the TFGM transport network, with the M61 motorway nearby, providing swift links to Bolton, Wigan, and Manchester.

Stepping inside, you are greeted by a striking entrance hall with double-height windows that flood the space with natural light, creating an immediate sense of space and sophistication. From here, a cloakroom and WC provide convenience, while the dual-aspect lounge is finished with herringbone oak flooring, an inset feature fireplace, and sliding doors opening onto the garden terrace. The heart of the home is the designer kitchen/dining room, showcasing a central island, composite stone worktops, Neff and Bosch appliances, and an American-style fridge/freezer. Expansive sliding doors invite the outdoors in, seamlessly connecting to the terrace. A well-planned utility room offers fitted storage and stainless-steel sink, leading to a versatile snug – ideal as a study or playroom – and direct access to the oversized garage.

The first floor continues to impress with a bright landing framed by floor-to-ceiling windows. The master suite is a luxurious retreat, complete with bespoke wardrobes and a high-specification en-suite featuring underfloor heating, a custom shower, and demister mirror. A large guest bedroom with its own en-suite complements two further double bedrooms, all south-facing, while a family bathroom with a free-standing bath, walk-in shower, and twin vanity units completes the accommodation.

Externally, the front of the home boasts a landscaped garden with a feature maple tree, ample driveway parking, and outdoor lighting. To the rear, a beautifully landscaped garden offers a large terrace, stone water feature, and double access to the front. This remarkable home perfectly balances cutting-edge design with everyday practicality, making it a rare opportunity for modern family living.













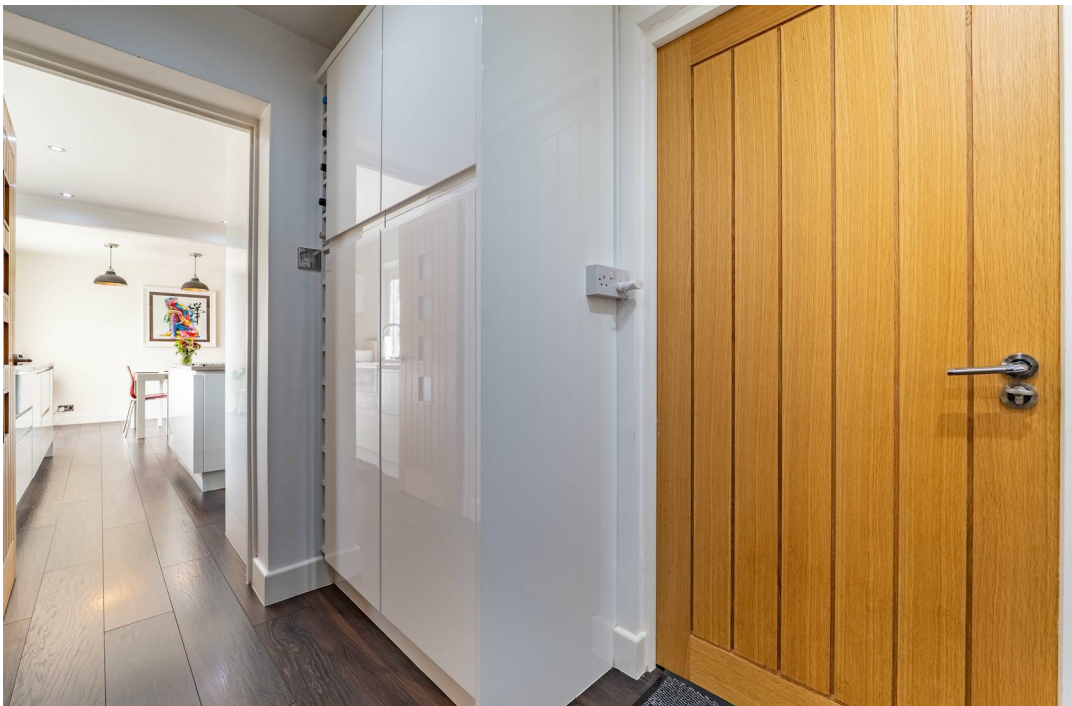






































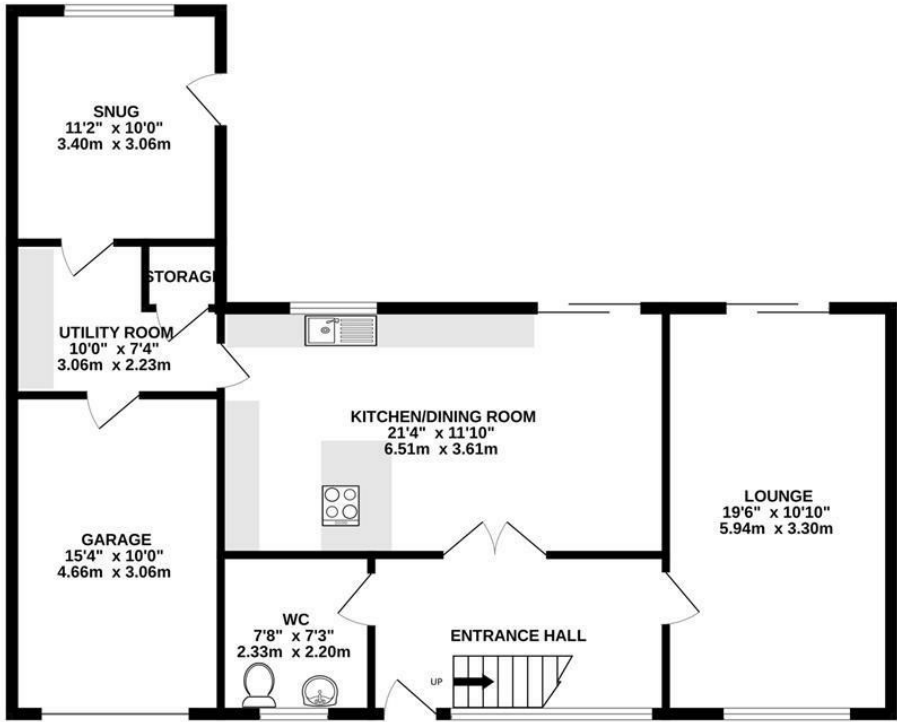




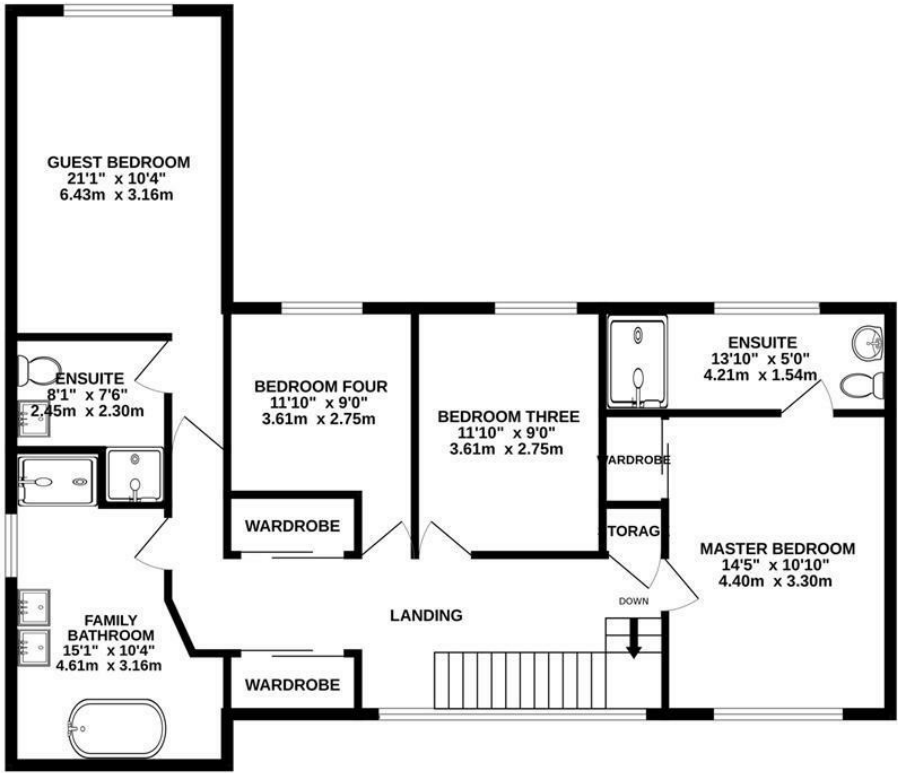




GROUND FLOOR  
966 sq.ft. (89.7 sq.m.) approx.



1ST FLOOR  
996 sq.ft. (92.6 sq.m.) approx.



TOTAL FLOOR AREA : 1962 sq.ft. (182.3 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	70	82
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

