





4 Kirkhill Grange, Westhoughton

£265,000 Leasehold

Beautifully presented three-bedroom end-terrace home • Situated on the popular Summerfields development • Larger-than-average plot with potential for side and rear extensions (STPP) • Generous south-facing rear garden with composite decking • Contemporary lounge with bespoke media wall and inset bioethanol fire • Motorised blinds to the main lounge window • Fitted dining kitchen with instant hot water tap • Hive smart heating system • Driveway providing off-road parking for two vehicles • Electric vehicle charging point • No onward chain

Wilcox Estate Agents Ltd.







Situated on the ever-popular Summerfields development, this beautifully presented three-bedroom end-terrace property offers stylish, modern living throughout, together with a larger-than-average plot and excellent outdoor space.

The property has been thoughtfully enhanced by the current owners, with a range of contemporary features including a bespoke media wall with inset bioethanol fire, Hive smart heating, motorised blinds to the main lounge window and an instant hot water tap in the kitchen.

Externally, the property benefits from a generous south-facing rear garden with composite decking, a driveway providing off-road parking for two vehicles and an electric vehicle charging point.

A particular attraction is the potential for both side and rear extensions, subject to the necessary planning permissions and consents, offering an exciting opportunity for purchasers looking for a home that can grow with their needs.

GROUND FLOOR

1ST FLOOR



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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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Offered for sale with **no onward chain**, this is a fantastic opportunity to acquire a modern, well-maintained home in a sought-after residential development.