

FREEHOLD



House (EPC Rating: B)

# 42 COCKERSAND DRIVE, WESTHOUGHTON, BOLTON, BL5 3FS

Offers Over

## £290,000

### FEATURES

- 3 spacious bedrooms
- 3 modern bathrooms
- Built-in kitchen appliances
- Induction hob included
- Ensuite off master bedroom
- Patio doors to rear garden
- Loft with ladder and light
- Immaculate condition



  
FREENEY & OLIVER  
ESTATES

# 3 Bedroom House located in Bolton

Nestled in the desirable Lilibet Gardens development on Cockersand Drive, Westhoughton, this stunning freehold house, built in 2025, offers a perfect blend of modern living and serene surroundings. Overlooking a picturesque golf course, this immaculate property is ready for you to move in and make it your own.

The house boasts three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, ensuring comfort and privacy for all residents. With a total of three bathrooms, morning routines will be a breeze, accommodating family and guests alike.

The heart of the home features a contemporary kitchen equipped with built-in appliances and an induction hob, ideal for culinary enthusiasts. The spacious reception room is enhanced by patio doors that lead directly onto the rear garden, providing a seamless transition between indoor and outdoor living. The garden is not overlooked, offering a peaceful retreat for relaxation or entertaining.

Additional highlights of this property include a loft that has been boarded and fitted with a pull-down ladder and light, providing ample storage space or potential for further development. The driveway offers convenient off-road parking, adding to the practicality of this lovely home.

This property is not only beautifully designed but also situated in a sought-after location, making it an excellent choice for families or professionals seeking a tranquil yet connected lifestyle. With its modern features and immaculate condition, this house is a rare find in the market. Don't miss the opportunity to view this exceptional home.



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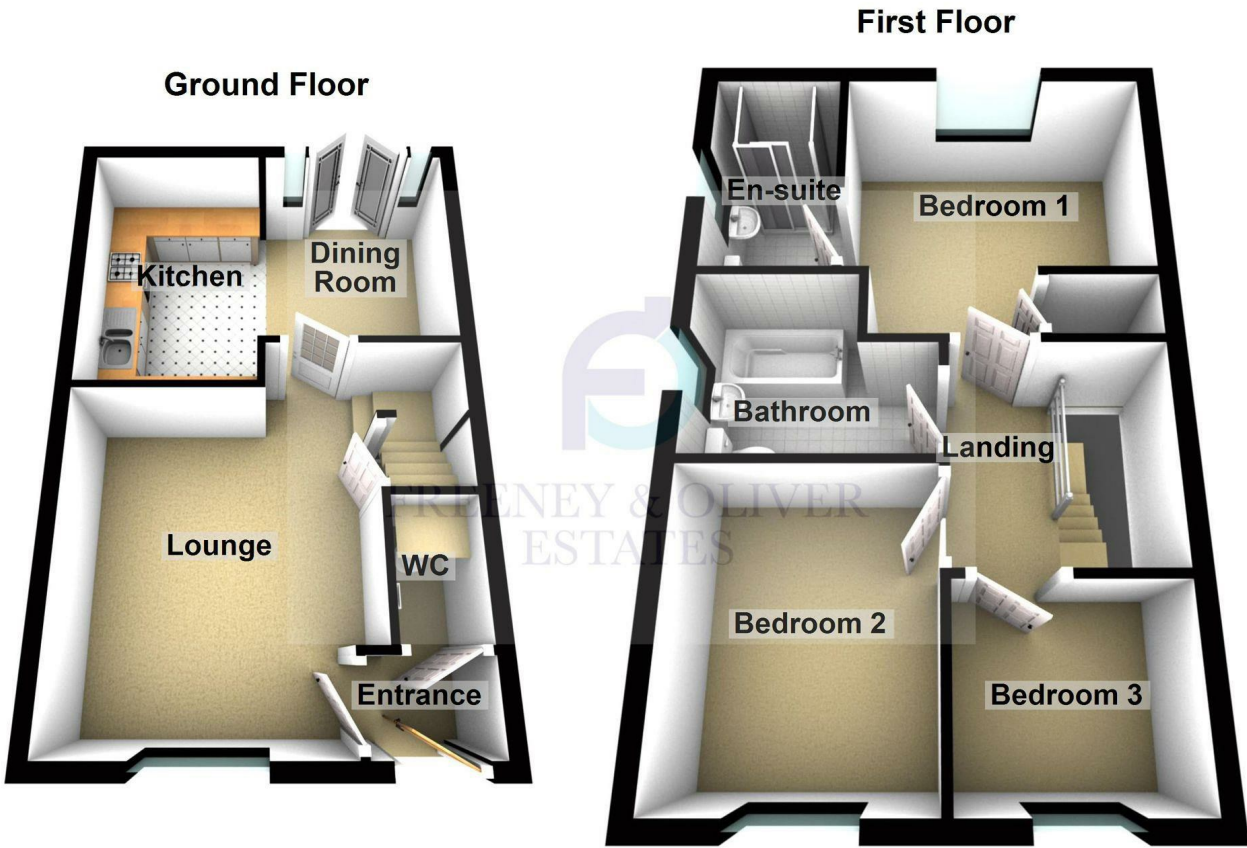
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Call us on

info@freaneyandoliverestates.co.uk

Council Tax Band

**B**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

