

FREEHOLD



House (EPC Rating: B)

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

Offers Over

# £290,000

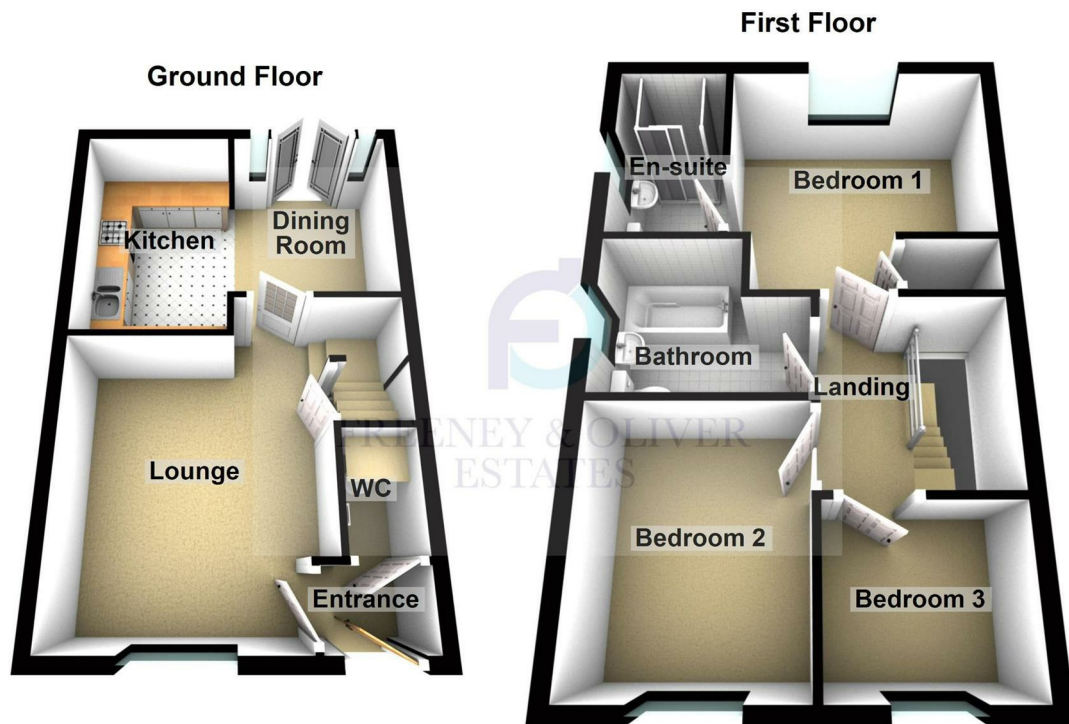
# 3 Bedroom House located in Bolton

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.

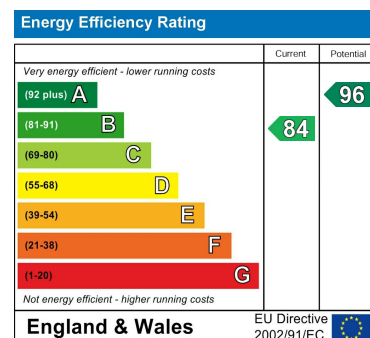
The heart of the home features a contemporary kitchen equipped with built-in appliances and an induction hob, ideal for culinary enthusiasts. The spacious reception room is enhanced by patio doors that lead directly onto the rear garden, providing a seamless transition between indoor and outdoor living. 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.



Council Tax Band  
**B**

Energy Performance Graph



Call us on

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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.