



## Madison Park

Bolton, BL5 3WA

Offers over £415,000



This detached four-bedroom property on Madison Park in Westhoughton combines contemporary interiors with generous proportions and outstanding connectivity. With a double drive, integral garage, and flexible living spaces, it's a superb fit for modern family life.



## Living Space

A welcoming entrance hall leads to two reception rooms, a modern family kitchen with central island, a conservatory, and a downstairs WC.

The front reception is a traditional lounge with bay window and mirrored feature wall which ensures a bright and airy feel. The mirrors continue in the rear reception room, accessed via double doors, it is bright and versatile with French doors opening onto the garden—ideal as a formal dining room, playroom, or second lounge.

The kitchen is a great social hub with sleek white cabinetry, black quartz worktops, and a central island create a sociable hub. Integrated appliances include dual oven, four-ring hob with extractor, and dishwasher, with an allocated space for an American-style fridge freezer. French doors lead to the tiled conservatory with underfloor heating, which in turn opens to the rear garden via glazed doors.

Practicality is enhanced by the downstairs WC and the integral garage, offering excellent storage or scope for conversion (subject to consents).

## Bedrooms & Bathrooms

Upstairs, a spacious landing connects four well-proportioned double bedrooms. The master bedroom features fitted wardrobes and a private three-piece ensuite with shower. Two further bedrooms benefit from a handy Jack-and-Jill ensuite. The fourth bedroom is also a good-sized double. A family bathroom completes the floor with a three-piece suite including bath, wash basin and WC, finished with a tiled floor and part-tiled walls.

## Outside Space

The property presents strong kerb appeal with a double driveway leading to the integral garage. To the rear, both the reception room and the conservatory provide direct access to the garden, creating an easy indoor-outdoor flow for everyday living and entertaining. The plot offers ample space for outdoor seating, play, and low-maintenance enjoyment, with clear potential to personalise the landscaping to suit your needs.

## Location

Madison Park is a sought-after residential development on the northern edge of Westhoughton, within easy reach of Bolton. It's particularly well-suited to family life thanks to its child-friendly environment, local play areas, and strong community feel.

Education is a major draw: there are several well-regarded local schools, and Bolton School—one of the region's most prestigious independents—lies around 10-15 minutes away, providing education from early years through to sixth form.

For weekends and outdoor time, the Rivington countryside—with reservoirs, walking and cycling trails, and scenic viewpoints—is roughly a 15-minute drive.

Commuters benefit from excellent links: Junction 6 of the M61 is just a few minutes by car, offering direct access across the North West, while Westhoughton train station is approximately two miles away for straightforward rail connections. Westhoughton town centre provides a strong mix of supermarkets, independent shops, cafes, pubs, restaurants, and a traditional market.

## Key Details

Tax band: E

Tenure: Leasehold

Lease length: 999 years from 1st January 2005

Ground rent: £200 per annum

Heating: Gas boiler with radiators, plus underfloor heating in the conservatory

Boiler: Ideal combi, located in the garage

Loft: Part boarded with lighting and pulldown ladder

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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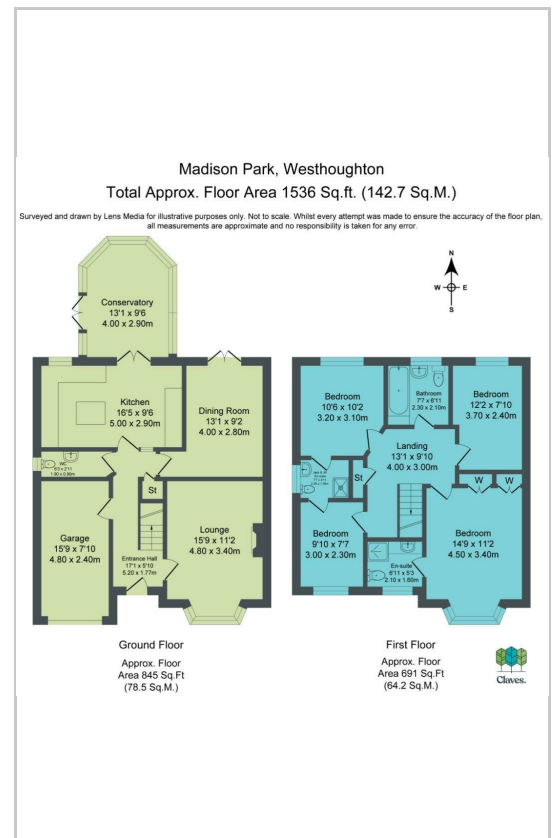
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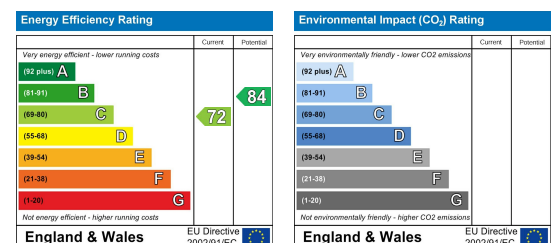
## Area Map



## Floor Plans



## Energy Efficiency Graph



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