



Borsdane Way

Westhoughton

Miller Metcalfe
Every step of the way

Borsdane Way

Westhoughton

Detached



3



2

EPC Rating - B

BEAUTIFUL THROUGHOUTMODERN FAMILY HOME***CLOSE TO AMENITIES AND SCHOOLS***

This three bedroom detached property from Bellway is the perfect home for a growing family. Situated close to Westhoughton train station, Westhoughton town centre, local amenities, excellent schools with equally good commuter links with the M61 Motorway. Internal viewing essential to full appreciate the standard of accommodation on offer.

Accommodation comprising: Entrance porch, living room, a modern kitchen with plenty of counter space, and dining area perfect for entertaining. The home also features three generously sized bedrooms, two bathrooms, and a well-maintained gardens with a driveway with an electric charging port and integral single garage. With its stylish design and quality craftsmanship, this home is sure to impress.

TENURE

Freehold

LOCAL AUTHORITY

Bolton

COUNCIL TAX

Band: D

Annual Approx Price: £2,147

FLOOD RISK

Very Low

MOBILE COVERAGE

EE - High

Vodafone - High

Three - Average

O2 -Average

BROADBAND

Basic - 16 Mbps

Ultrafast - 1000 Mbps

SATELLITE / FIBRE TV AVAILABILITY

BT - Yes

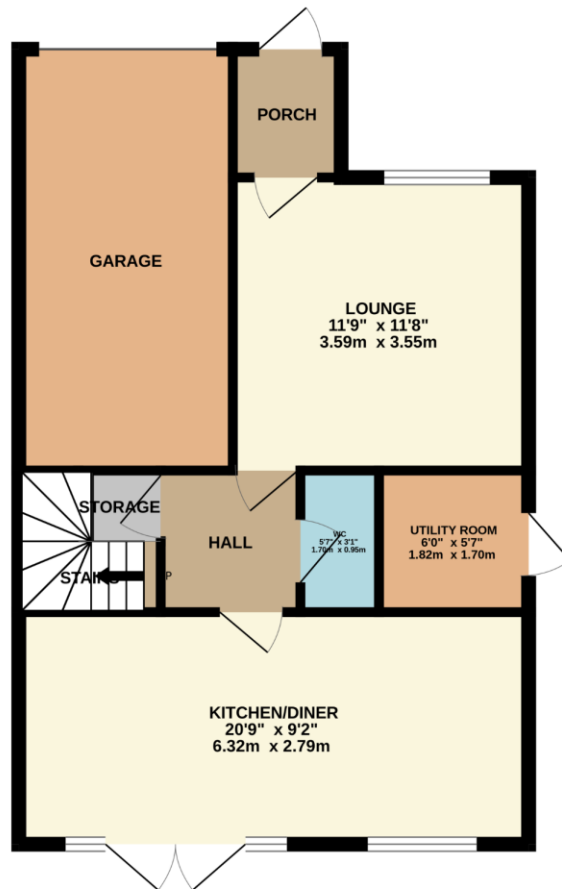
Sky - Yes

Virgin - No

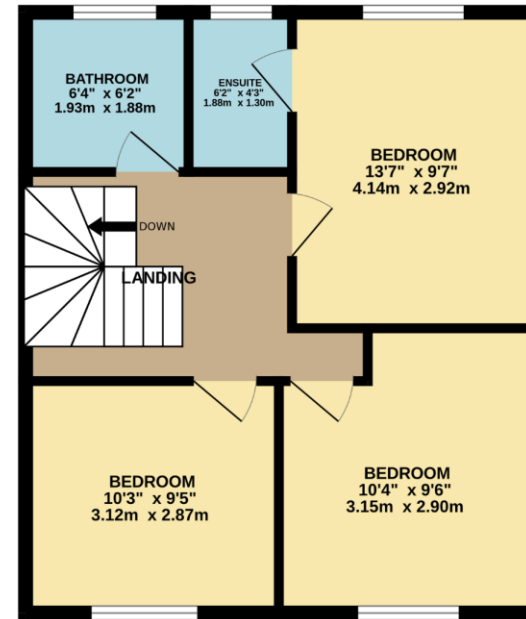




GROUND FLOOR
604 sq.ft. (56.1 sq.m.) approx.



1ST FLOOR
485 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA : 1089 sq.ft. (101.2 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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