



28 Borsdane Way, Westhoughton, Bolton, BL5 3FD
Offers in excess of £260,000

The Property Perspective

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PROPERTY
PERSPECTIVE

GROUND FLOOR

Lounge 13'6" x 11'0" (4.13m x 3.36m)

High quality wood effect laminate flooring with staircase leading to the first floor and blind

Kitchen/diner 15'5" x 11'2" (4.71m x 3.41m)

Tile flooring with patio doors leading to the rear garden and blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob, hood, dishwasher and fridge-freezer

WC/cloaks

Tile flooring with 2 piece bathroom suite in white and radiator

FIRST FLOOR

Bedroom 10'0" x 10'7" (3.06m x 3.23m)

Carpet flooring with window to the front elevation and blind

En-suite

Tile flooring with 2 piece bathroom suite in white, separate showering enclosure, heated towel rail and blind

Bedroom 10'0" x 8'6" (3.07m x 2.60m)

Carpet flooring with window to the front elevation and blind

Bedroom 6'8" x 6'7" (2.05m x 2.03m)

Carpet flooring with window to the front elevation and blind

Bathroom

Tile flooring with 3 piece bathroom suite in white, shower over bath with glass splash-back screen and radiator

EXTERNAL

Driveway to the side of the property with gated access to the rear garden. Well presented and deceptively spacious garden, enclosed by panel fencing with laid to lawn and small patio area.