



44 Borsdane Way, Westhoughton  
£400,000

**Miller Metcalfe**  
*Every step of the way*

## 44 Borsdane Way

Westhoughton, Bolton

Beautifully presented four bedroom family home. Borsdane Way is a well-regarded development of modern properties which is popular with families and is located just off Church Street in Westhoughton. A number of excellent amenities are on the doorstep such as shops, schools, convenience stores and leisure facilities. For those that need to commute and travel, there's strong links to Manchester and beyond by road and rail. Offering generous family space together with ample parking, integral garage and gardens, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access to a handy downstairs cloakroom and well-proportioned sitting room. Double doors from the sitting room open into an impressive kitchen family room finished with modern units, cooking appliances and French doors leading into the rear gardens. Just off the kitchen is a modern utility room which completes the ground floor accommodation. To the first floor are four fantastic bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside the front gardens provide off road parking in front of the integral garage. The enclosed rear gardens are laid to lawn and provide generous outdoor space.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

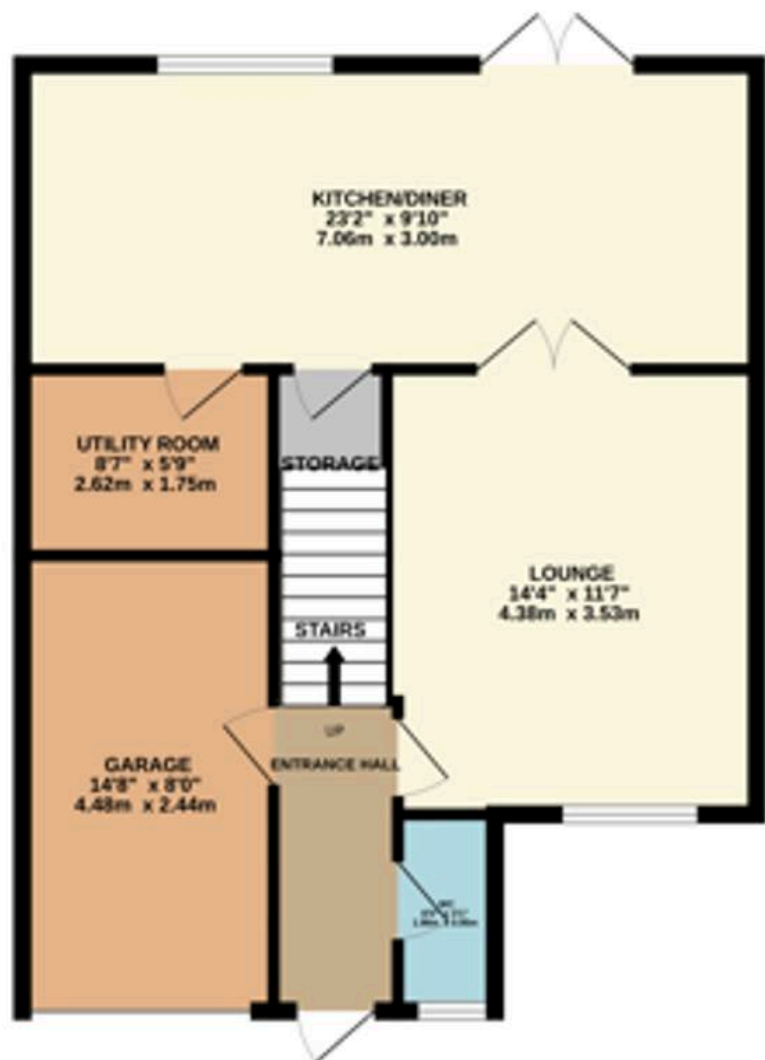




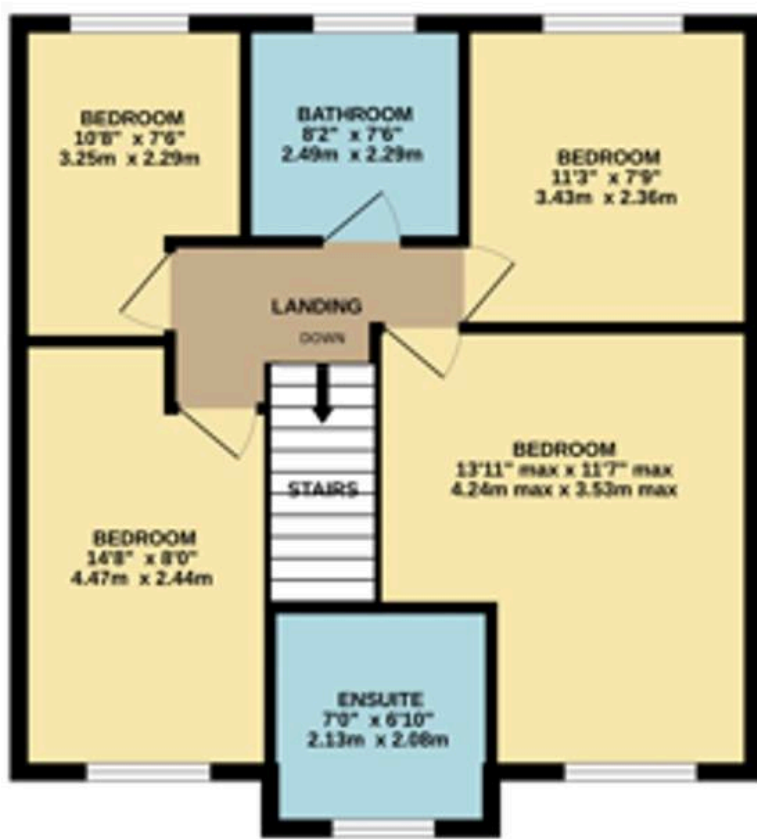




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.6 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 listed and no guarantee as to their operability or efficiency can be given.  
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