



38 Borsdane Way, Westhoughton, Bolton, BL5 3FD
Offers in excess of £299,995

PROPERTY
PERSPECTIVE

The Property Perspective

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Situated within a modern residential development in the popular town of Westhoughton, Borsdane Way offers an excellent balance of convenience and lifestyle. Westhoughton benefits from a wide range of local amenities including shops, supermarkets, cafés and leisure facilities, along with well-regarded primary and secondary schools. For commuters, Westhoughton train station provides direct links to Manchester, Bolton and beyond, while the nearby M61, M60 and M6 motorway networks offer easy access across the region. The area is also well positioned for outdoor recreation, with nearby parks, countryside walks and access to the scenic Borsdane Wood, reflecting the town's historic character and strong community feel.

Built in 2021, this modern three-bedroom detached home is presented to an exceptional standard throughout and offers stylish, well-planned accommodation ideal for contemporary family living. The ground floor comprises a spacious living room, a sleek and modern kitchen/diner, a utility room and a convenient WC. The garage has been thoughtfully converted to create a versatile playroom with additional storage. To the first floor are three well-proportioned bedrooms, including a main bedroom with en suite, alongside a modern family bathroom fitted with a three-piece suite and over-bath shower. Externally, the rear garden is attractively landscaped with patio and lawn, and features a superb outbuilding complete with power and insulation, ideal for use as a home office, gym or hobby space. To the front of the property is a driveway providing off-road parking for two vehicles.

Front

Driveway for two.

GROUND FLOOR**Living Room 11'9" x 11'5" (3.6m x 3.5m)**

Window to front, painted walls, carpet, radiator, door to hallway.

Kitchen/Diner 20'8" x 9'2" (6.3m x 2.8m)

Wall mounted and base units, integrated oven, gas hob, extractor, dishwasher, fridge/freezer, window to rear, double doors to garden, painted walls.

Cloaks/WC 5'6" x 2'11" (1.7m x 0.9m)

Tiled floor, toilet, sink, mounted mirror, painted walls, radiator.

Utility Room 5'6" x 5'2" (1.7m x 1.6m)

Base unit, boiler, door to external side, wood flooring.

Play Room 8'2" x 8'6" (2.5m x 2.6m)

Carpet, painted walls, door to storage (remaining garage)

FIRST FLOOR**Bedroom 11'1" x 9'6" (3.4m x 2.9m)**

Front facing, window to front, integrated cupboard, carpet, radiator, painted walls, door to en suite.

En Suite

Tiled floor, window to front, walk in shower, toilet, sink, heated towel rail, painted and tiled walls.

Bedroom 10'2" x 9'2" (3.1m x 2.8m)

Rear facing, window to rear, carpet, radiator, painted walls.

Bedroom 10'2" x 9'2" (3.1m x 2.8m)

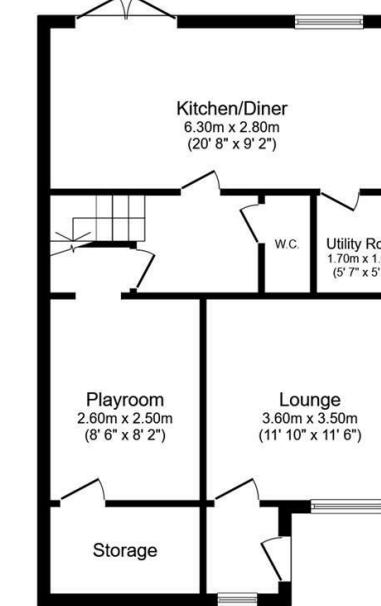
Rear facing, window to rear, carpet, radiator, painted walls.

Bathroom 6'6" x 6'2" (2m x 1.9m)

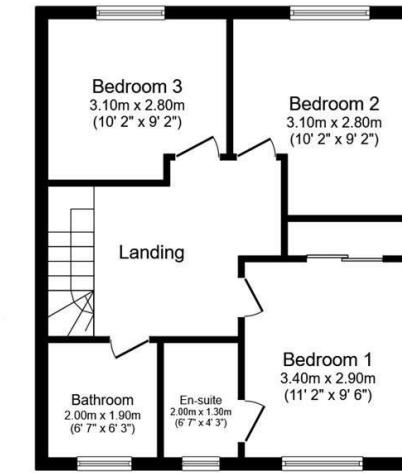
Window to front, tiled walls, tiled and painted walls, three piece suite with over bath shower, heated towel rail.

Rear Garden

GARDEN: Patio, lawn, raised flower bed, shed with power, insulation, light, shed, wood fence borders, side gate access.



Ground Floor
Floor area 58.1 sq.m. (625 sq.ft.)



First Floor
Floor area 48.0 sq.m. (516 sq.ft.)

Total floor area: 106.0 sq.m. (1,141 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io