



8 Greensbridge Gardens, Westhoughton

In Excess of £425,000

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

## 8 Greensbridge Gardens

Westhoughton, Bolton

Looking for space, quality and convenience with no onward chain? Welcome to Greensbridge Gardens — a hugely popular and well-regarded cul-de-sac in Westhoughton, loved by families and close to an abundance of excellent amenities. The property, which is available immediately, has been a much-loved family home for many years and flows internally with a modern and crisp finish that will feel like home the second you arrive. With accommodation conveniently arranged over three floors, there's tons of space to suit today's modern family needs. Two generous reception rooms are on offer, perfect for separate living and dining spaces. Furthermore, a recently installed high-end kitchen/diner can be found at the rear. There's three bathrooms available in addition to five generous bedrooms. For added convenience there's plenty of off-road parking, a detached garage with power, and well-kept gardens to both sides. Immaculately presented from top to bottom, the house is a complete credit to the owner and is ready-made for a growing family to move straight in and make their own. Greensbridge Gardens is a popular development of modern properties located just off Bolton Road. A number of excellent amenities are on the doorstep such as excellent schooling, convenience stores, supermarkets and leisure facilities. For those that need to commute and travel, the local motorway network is accessible in minutes. In brief, the accommodation comprises: entrance hallway with doors leading to a bright and airy lounge and dining room. The hallway leads to a cloakroom and a hugely impressive kitchen/dining area with a combination of base and eye level fitted units and a door leading to the garden. Within the last 12 months, the property has benefited from a new kitchen, new radiators, and new carpets to most of the ground floor, further enhancing its modern appeal. Take the stairs to the first floor and three bedrooms are on offer with the master benefitting from an en-suite in addition to a family bathroom. Another staircase leads to the second floor where two more substantial double bedrooms can be found, which are full of light. In accordance with our regulatory obligations, we are required to carry out Anti-Money Laundering (AML) checks on all relevant individuals. A fee of £25 per person will be charged to cover the cost of conducting these checks. This fee is non-refundable.

Council Tax band: E

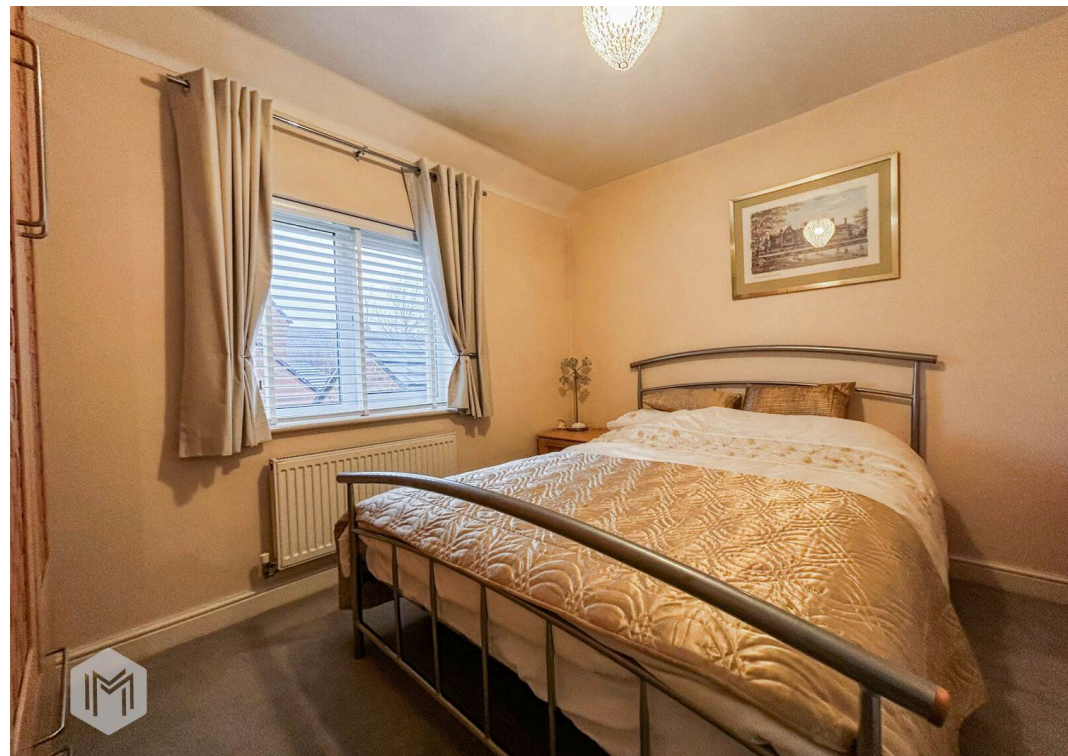
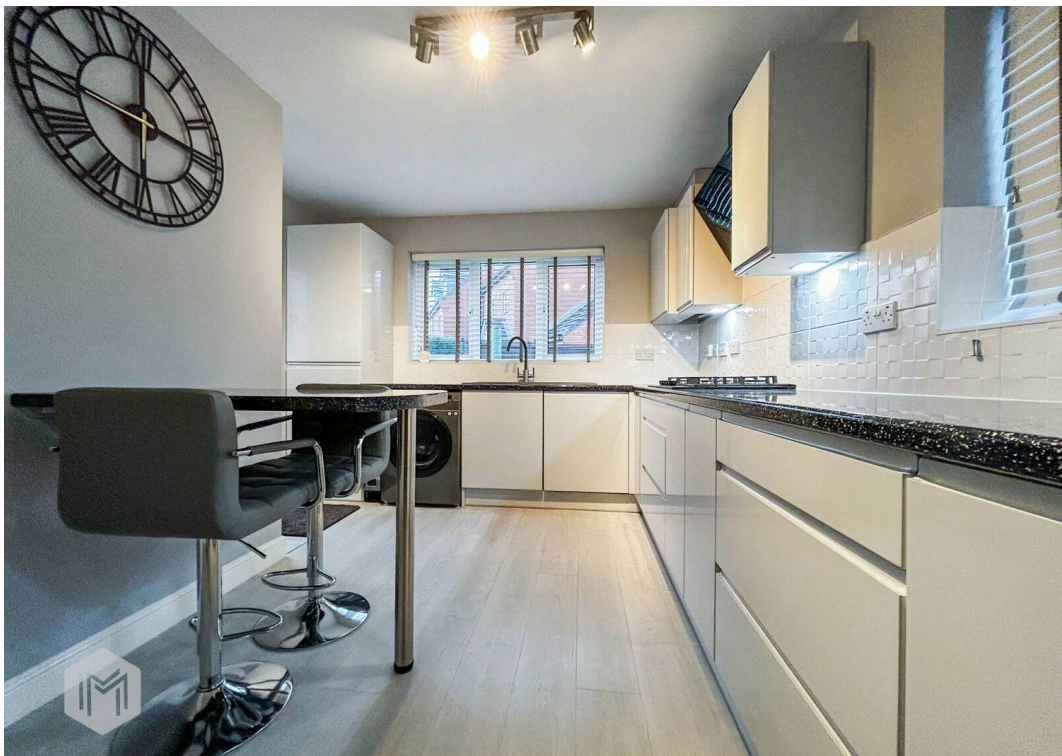
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





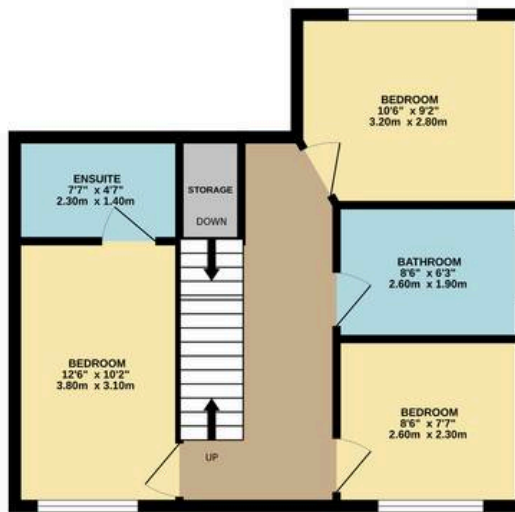




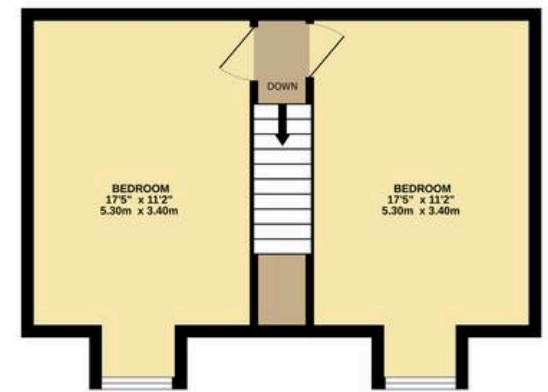
GROUND FLOOR  
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR  
471 sq.ft. (43.8 sq.m.) approx.



2ND FLOOR  
372 sq.ft. (34.6 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 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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## Miller Metcalfe - Bolton

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