



## 18 Borsdane Way, Westhoughton, BL5 3FD Offers over £240,000

ARC HOMES are delighted to offer FOR SALE this fantastic three bedroom semi detached property positioned within a very sought after modern development in Westhoughton. This gorgeous home built by Bellway offers generous accommodation and benefits from the remainder of its NHBC warranty. Ideal for a range of buyers, early viewing is highly advised to avoid missing out. Entry is via an entrance hallway which provides access into a handy downstairs cloakroom and well proportioned sitting room. To the rear sits the lovely modern kitchen dining room finished with French doors opening into the rear gardens. To the first floor are three excellent bedrooms and a modern bathroom. The master bedroom benefits from a modern en suite shower room. Outside, there is off road parking leading to the side whilst to the rear is an excellent enclosed well presented rear garden providing generous outdoor space.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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