

10 Butterwick Fields, Horwich, Bolton, Greater Manchester, BL6 5GZ



Price £340,000

A stunning four bed detached residence with a contemporary high specification finish with versatile flexible open plan living accommodation comprising; lobby, W.C., lounge, kitchen area, dining area and living area all open plan with separate utility. On the first floor a spacious landing provides access to four bedrooms with en-suite and additional family bathroom. Externally to the front lawn area with double driveway leading to garage (storage only). To the rear professionally landscaped Indian stone patio area with raised patios and lawned areas with soil sections. Internal and external inspection is highly recommended to fully appreciate.

- High Specification Finish
- Open Plan Living
- En-Suite
- Four Bedrooms
- Landscaped Rear Gardens
- EPC Rating D



Situated on Butterwick Fields, Horwich this four bedroom detached residence finished to a high specification and offering a wealth of flexible living accommodation catering for a growing family with open plan living. The property comprises; entrance lobby, W.C., lounge, kitchen with door to separate utility room. There is a living area and dining area open plan to the kitchen creating a flexible living space. On the upper level there are four well proportioned bedrooms with the main bedroom having fitted wardrobes and en-suite facilities. There is also a three piece family bathroom. The property is within easy reach to local train station, transport and commuting link with the motorway to hand. Furthermore there is Middlebrook retail park, the village centre of Horwich bustling with amenities and regarded schooling. The property also benefits from double driveway to the front and lawn and landscaped garden and patio areas to the rear.



Lobby 10'2" x 9'4" (3.09m x 2.84m)

Door to inviting lobby/hall with doors leading to further accommodation, laminate floor, stairs rise to upper level, wall mounted radiator, storage cupboard.



WC 4'6" x 4'5" (1.37m x 1.35m)

Two piece with low level W.C., vanity wash basin with under storage, laminate floor, wall mounted heated towel rail.

Lounge 17'2" x 7'7" (5.24m x 2.32m)

Accessed via the lobby to spacious lounge with bay window to front elevation, power points, window to side aspect, wall mounted radiator, feature fireplace with living flame gas fire with orante surround.



Kitchen Area 11'5" x 9'7" (3.49m x 2.93m)

Kitchen area offering a range of wall and base units with contrasting work surfaces with splash back tiling, pull up power tower, integrated dish washer, integrated oven & grill with separate induction hob with splash back and overhead extractor. Inset single & quarter drainer sink, laminate flooring, window to rear, space for fridge freezer, door to utility, open plan to living area with breakfast bar flowing in to the space.

Utility 5'9" x 4'10" (1.74m x 1.48m)

Access from the kitchen to utility with a range of wall and base units with contrasting work surfaces, power points, plumbed for washing facilities, inset single drainer sink. door to side aspect.



Dining Area 10'8" x 11'3" (3.26m x 3.43m)

A spacious area open plan to the living area with laminate flooring, views over the rear gardens, ample space for dining, power points, wall mounted radiator, French style doors lead to outside to rear.



Living Area 9'2" x 18'1" (2.79m x 5.52m)

Open plan to the kitchen area and dining area creating a flexible living space with a continuation of laminate flooring, power points, window towards the rear aspect.

Garage

Garage can only be used for storage, it cannot be used for off road parking, only accessed from outside to the front.

Landing 10'2" x 10'4" (3.10m x 3.15m)

Stairs lead to upper level to landing with doors leading to further accommodation, window to front aspect.

Bedroom 1 17'11" x 12'2" (5.45m x 3.71m)

Fantastic principle bedroom with a range of fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, dressing area, window to front elevation, door to en-suite.

En-suite 5'8" x 6'2" (1.72m x 1.88m)

Three piece suite with shower cubicle, low level W.C., vanity wash basin with under storage, wall mounted heated towel rail, tiled floor, partial tiled elevations, frosted window to side aspect.

Bedroom 2 16'10" x 8'9" (5.12m x 2.66m)

Accessed off the landing with windows to front and rear elevations, power points, wall mounted radiator, space for free standing or built in wardrobes.

Bedroom 3 9'6" x 8'9" (2.90m x 2.67m)

A double bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, window to rear aspect.

Bedroom 4 6'4" x 10'4" (1.92m x 3.15m)

Accessed off the landing with window to rear aspect, power points, wall mounted radiator, well utilised as office or bedroom.

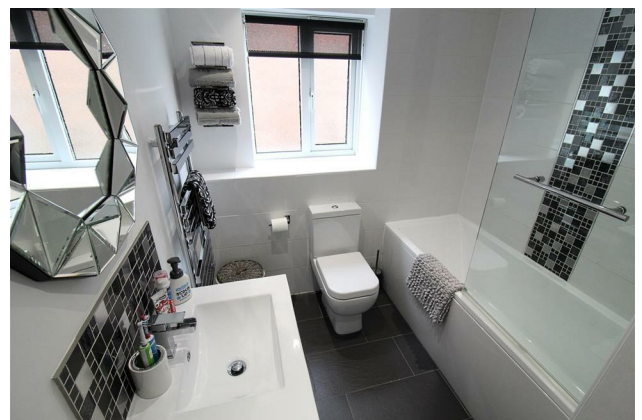
Bathroom 6'8" x 8'9" (2.03m x 2.67m)

Three piece suite with low level W.C., panelled bath shower over and screen, vanity wash basin, partial tiled elevations, frosted window to side aspect. tiled flooring, wall mounted heated towel rail.

Outside

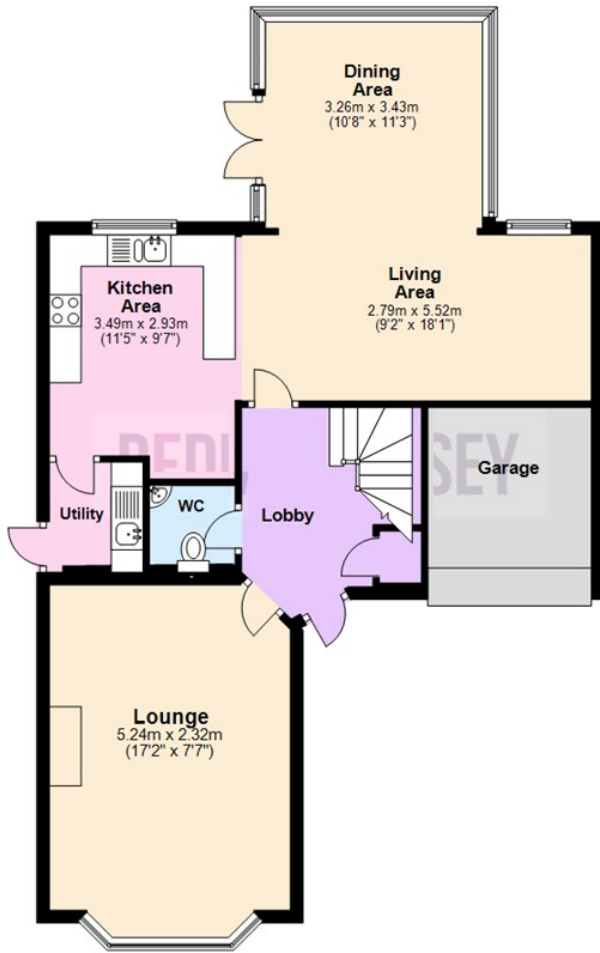
To the front a tarmac drive providing off road parking leading to garage (storage only) and adjacent lawn area.

To the rear professionally landscaped gardens tiered with Indian stone patio sections, lawned areas and soil bedded sections with well stocked plants, shrubs and seasonal foliage.



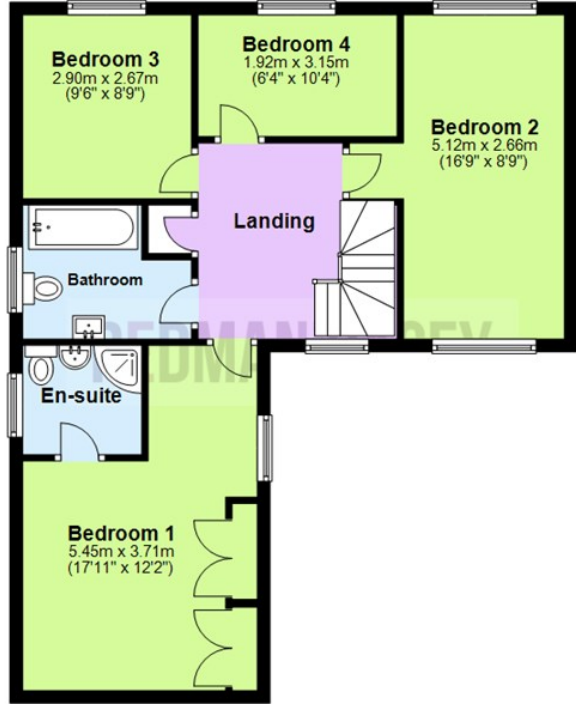
Ground Floor

Approx. 71.3 sq. metres (767.2 sq. feet)



First Floor

Approx. 64.2 sq. metres (691.3 sq. feet)



Total area: approx. 135.5 sq. metres (1458.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note, we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.

Plan produced using PlanUp.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	67
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

