REDMAN CASEY ESTATE AGENTS

51 Butterwick Fields, Horwich, Bolton, Greater Manchester, BL6 5GY

£210,000

Three bedroom semi detached property Situated in the very popular residential location of Butterwick Fields. Close to local schools, shops, Railway Station and all amenities. Benefiting from gas central heating, double glazing, driveway and gardens to front and rear. Offered for sale with vacant possession and no onward chain. Viewing recommended.

- Three Bedroom
- Semi Detached
- Decked Garden Area
- Double Glazing
- Off Road Parking
- Close to Train Station
- Gas Central Heating
- No Chain

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Spacious three bedroom semi detached property offered with no chain and vacant possession. The property comprises:- Entrance porch, cloakroom, lounge, kitchen diner. To the upstairs there are three bedrooms and a family bathroom. The outside space there are gardens to the front with a driveway and a fully enclosed rear garden with decking and mature flower beds plus a patio seating area. This property is situated in a very popular residential location close to local schools, shops close to Railway Station and all local amenities. Other benefits include Gas central heating, double glazing driveway offering off road parking. Viewing is highly recommended.

Entrance Hall
UPVC frosted double glazed window to side, radiator, door to:

Cloakroom
UPVC double glazed window to front, two piece suite comprising, vanity wash hand basin with storage under and low-level WC, radiator.

Lounge 15'9" x 14'6" (4.81m x 4.42m)
UPVC double glazed window to front, decorative electric fire set in feature wooden surround, double radiator, stairs, door to:

Kitchen/Dining Room 8'4" x 14'6" (2.55m x 4.42m)
Fitted with a matching range of base and eye level units with worktop space over with drawers and cornice trims, polycarbonate sink unit with single drainer and ceramic tiled splashbacks, plumbing for automatic washing machine, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, ceramic tiled flooring, uPVC double glazed entrance patio double door to rear, door to Storage cupboard.

Storage cupboard.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 13'2" x 8'4" (4.01m x 2.54m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 10'8" x 8'4" (3.25m x 2.54m)
UPVC double glazed window to rear, radiator.

Bedroom 3 7'2" x 5'10" (2.18m x 1.78m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

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Bathroom
Three piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard, storage under and ceramic tiling to all walls and low-level WC, heated towel rail, extractor fan, mirrored cabinet, uPVC frosted double glazed window to rear, heated towel rail, ceramic tiled flooring.

Storage cupboard.

Outside Front
Front garden area with stoned garden area and driveway for two vehicles.

Outside Rear
Enclosed garden laid mainly to lawn with mature flower beds with planting.

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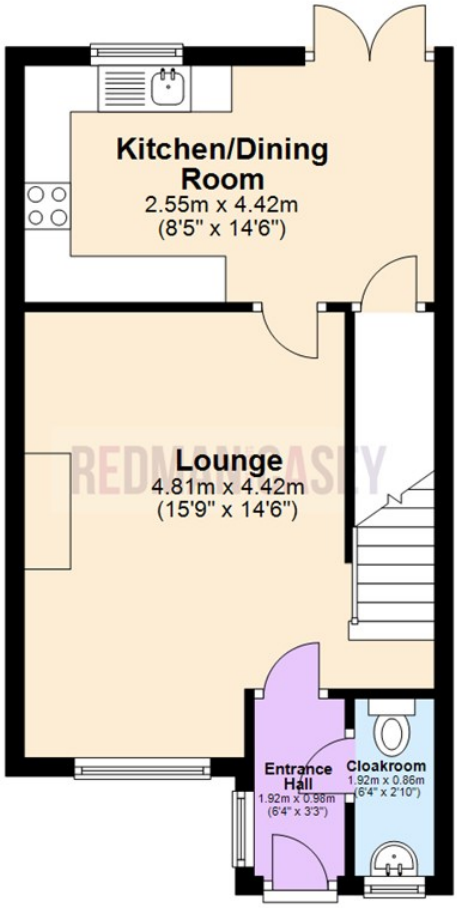
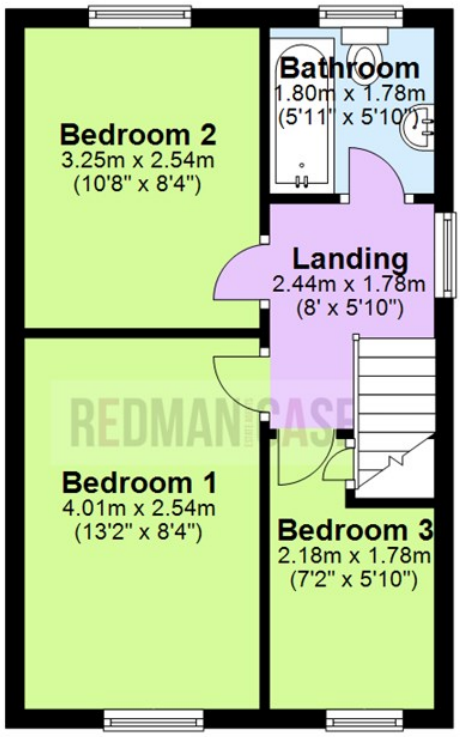
Ground Floor

Approx. 40.1 sq. metres (432.1 sq. feet)



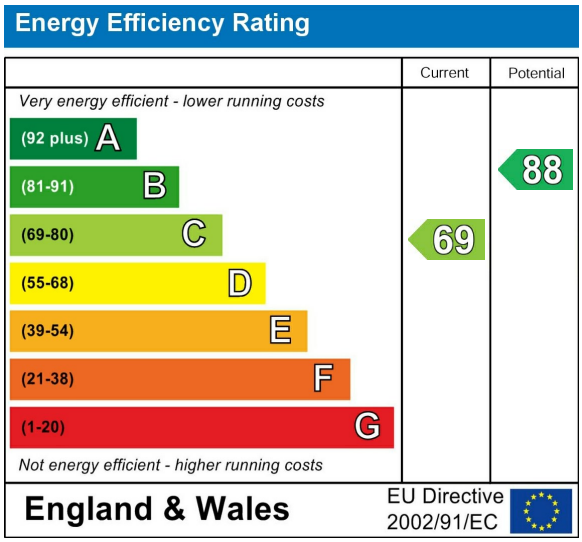
First Floor

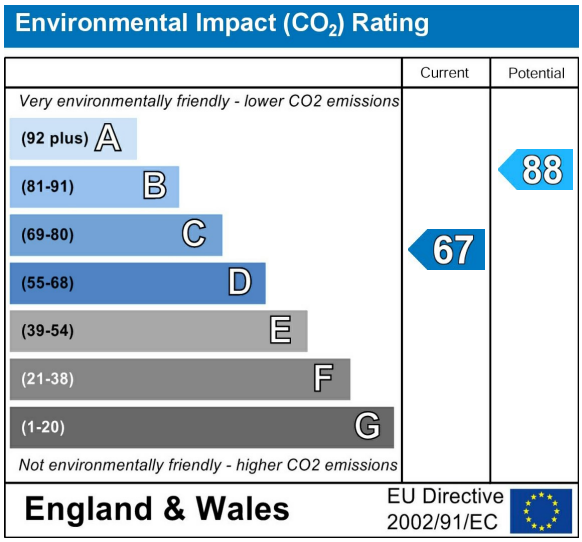
Approx. 32.5 sq. metres (350.3 sq. feet)



Total area: approx. 72.7 sq. metres (782.4 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.





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