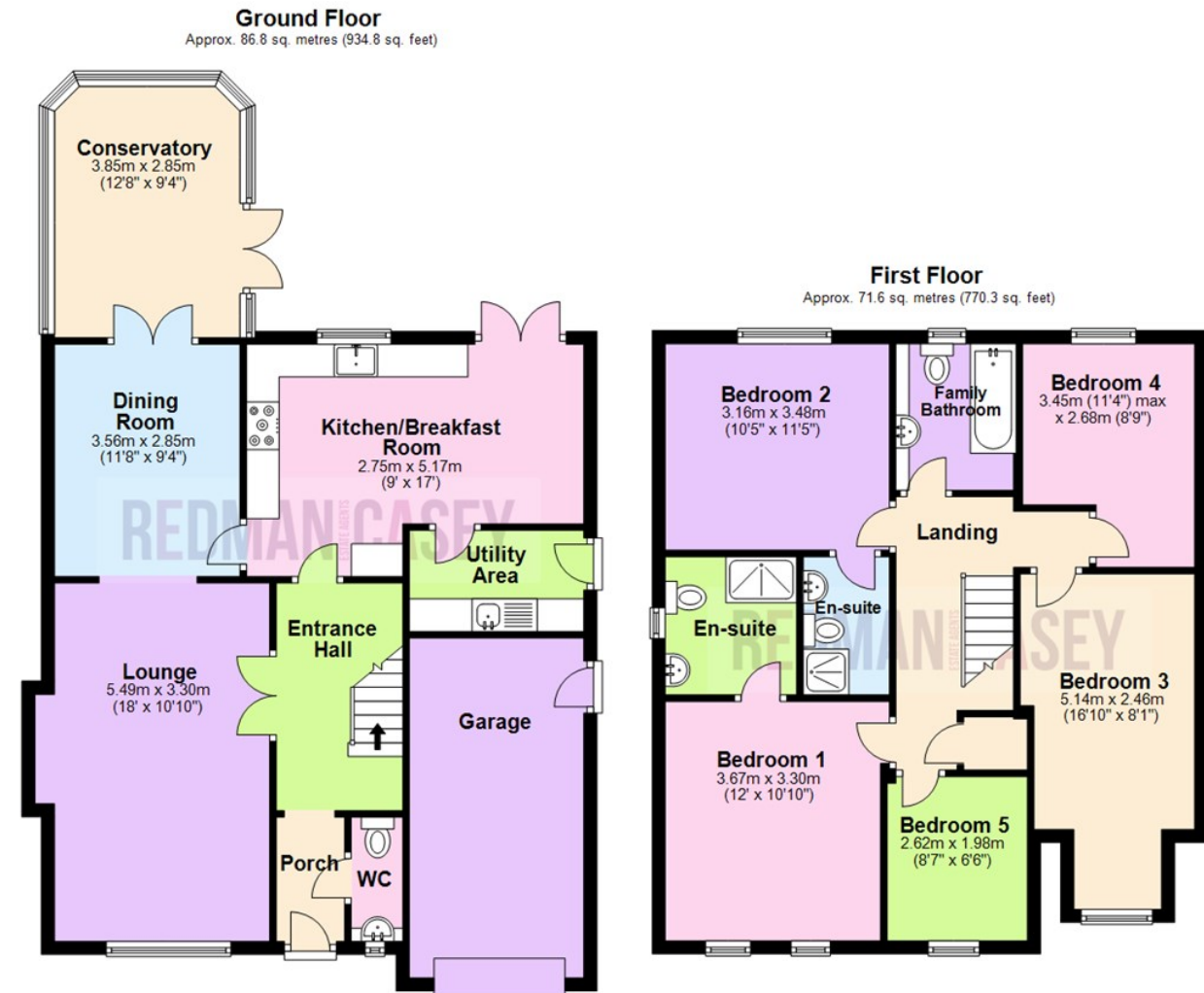




Total area: approx. 158.4 sq. metres (1705.0 sq. feet)

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.



70 Butterwick Fields, Horwich, Bolton, Lancashire, BL6 5GZ

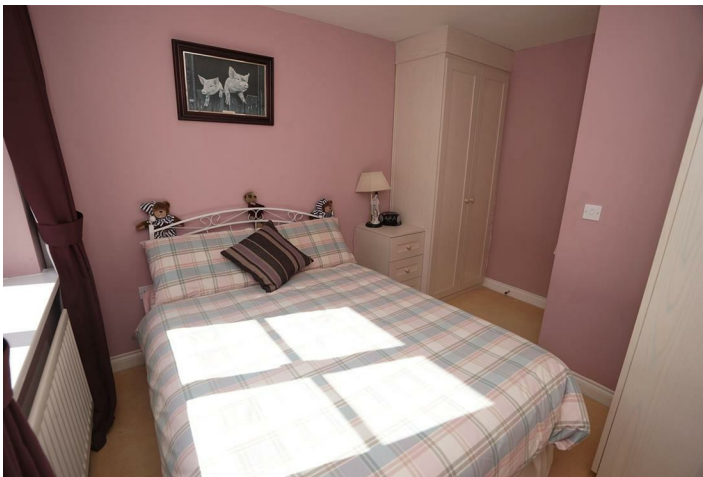
Superbly presented and improved 5 bedroom detached set on one of the best positions on the estate overlooking Star Lodge and Rivington Pike. Offering excellent family accommodation with two receptions and two en-suite bedrooms, conservatory the property must be viewed to appreciate whats on offer

Offers In The Region Of £339,995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	66	72
England & Wales	EU Directive 2002/91/EC	





Situated on this ever popular residential estate this property offers excellent family accommodation and stunning views over Star Lodge and Riving Pike and moors. This five bedroom detached property briefly comprises :Porch, w.c. Entrance hall, lounge, dining room, conservatory, fitted dining kitchen with built in and integrated appliances, and utility room. To the first floor there are five bedrooms (4 double and one single) all the bedrooms have built in wardrobes and the master and second bedroom benefit from en suite shower rooms. Family bathroom fitted with a three piece suite. Outside there are private south facing rear gardens not overlooked with lawn and patio areas. To the front is a double driveway leading to a single attached garage. Viewing is essential to appreciate all that is on offer.

Porch
Radiator, laminate tiled, archway to Entrance Hall, door to:

WC
UPVC frosted double glazed window to front, fitted with two piece suite comprising, wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, radiator, laminate tiled flooring.

Entrance Hall
Laminate tiled flooring, stairs to first floor landing, double door to:

Lounge
18'0" x 10'10" (5.49m x 3.30m)
UPVC double glazed window to front with panoramic views of open countryside and Star Lodge, coal effect gas fire with feature surround and slate effect hearth and inset, radiator, laminate flooring, coving to ceiling, archway dining room to:

Dining Room
11'8" x 9'4" (3.56m x 2.85m)
Radiator, laminate flooring, coving to ceiling, double door to:

Conservatory
Half brick construction with uPVC double glazed windows, polycarbonate roof, ceiling fan and power, light and air conditioner connected, three windows to rear, three windows to side, tiled flooring, uPVC double glazed french doors to garden.

Kitchen/Breakfast Room
9'0" x 17'0" (2.75m x 5.17m)
Fitted with a matching range of cherry wood base and eye level by Keller, underlighting, drawers, cornice trims and contrasting granite worktop space over, stainless steel sink unit with single drainer, Range of Neff appliances including integrated fridge and dishwasher, built-in eye level electric fan assisted oven, five ring gas hob with extractor hood over, built-in microwave. uPVC double glazed window to rear, radiator, double radiator, laminate tiled flooring, uPVC double glazed french doors to garden, door to:

Utility Area
5'1" x 8'10" (1.55m x 2.68m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated freezer and washing machine, radiator, laminate tiled flooring, door to:

Landing
Built-in over-stairs airing cupboard, door to:

Bedroom 1
12'0" x 10'10" (3.67m x 3.30m)
UPVC double glazed window to front with panoramic views of open countryside Rivington Pike and Star Lodge, window to front, fitted bedroom suite with a range of wardrobes comprising two fitted triple wardrobes with hanging rails, shelving, overhead storage, cupboards and drawers, radiator, door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, double shower enclosure with power shower over and low-level WC, full height panelling to all walls, heated towel rail, extractor fan and shaver point, uPVC frosted double glazed window to side, laminate tiled flooring.

Bedroom 2
10'4" x 11'5" (3.16m x 3.48m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails, shelving, overhead storage and cupboard, radiator, laminate flooring, door to:

En-suite
Fitted with three piece suite comprising pedestal wash hand basin with mixer tap, tiled



shower enclosure with power shower over and low-level WC, tiled splashbacks, heated towel rail, extractor fan, laminate flooring.

Bedroom 3
16'10" x 8'1" (5.14m x 2.46m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two double wardrobes with hanging rails and shelving, fitted matching bedside cabinets, fitted worktop over with drawers, radiator.

Bedroom 4
11'4" x 8'10" (3.45m x 2.68m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching drawers, radiator.

Bedroom 5
8'7" x 6'6" (2.62m x 1.98m)
UPVC double glazed window to front, fitted, worktop over with drawers, shelving, radiator, laminate flooring.

Family Bathroom
Fitted with three piece suite comprising deep panelled bath with power shower over and folding glass screen, inset wash hand basin in with cupboards under, mixer tap and tiled splashback and low-level WC, full height ceramic tiling to two walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, laminate flooring.

Outside
Front garden, enclosed by fencing to front and sides, double width tarmac driveway to the front leading to garage with mature ornamental flower and shrub borders. Private rear garden, large paved sun patio with lawned area and mature flower and shrub borders, enclosed by timber fencing and mature hedge to rear and sides.

Garage
Attached brick built single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water water tap, Up and over door, side access door.