



Total area: approx. 128.4 sq. metres (1382.5 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) <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	

Current: **73** Potential: **83**

**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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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**11 Axholme Court, Horwich, Bolton, BL6 5HQ**

Deceptively spacious family detached property ideally located for access to local amenities, shops, schools and transport networks for both road and rail. The property offers spacious well maintained and presented accommodation with large reception rooms spacious fitted open plan living kitchen diner and conservatory, 4 generous bedrooms en suite to master, modern bathroom recently fitted and extra large plot with double garage and store room, Viewing is essential to appreciate all that is on offer.

**Offers In The Region Of £450,000**





Positioned on this highly sought after development of Butterwick Fields this stunning detached residence is an ideal home for a growing family offering a wealth of flexible living accommodation over two levels briefly comprising: - Entrance hall, W.C. Study, lounge, fitted dining kitchen with conservatory off and utility. On the first floor there are 4 generous bedrooms the master is en-suite and a recently replaced family bathroom. Two bedrooms benefiting from built in wardrobes. Externally to the front there is a double driveway leading to the detached double garage with the added extra of a storage room to the rear To the side there is a paved and shale patio leading to the large rear garden with lawned area and further patio. The property is gas centrally heated and also benefits from double glazed windows throughout. This desirable residence is well placed for regarded schools and is within proximity to transport & commuting links, motor way access, Middlebrook retail park and the village centre of Horwich. Early viewing is highly recommended to fully appreciate.

**Entrance Hall**  
Built-in under-stairs storage cupboard, radiator, laminate flooring, coving to ceiling, stairs to first floor landing, door to:

**Office**  
6'4" x 6'11" (1.92m x 2.12m)  
UPVC double glazed window to side, radiator, laminate flooring.

**WC**  
UPVC frosted double glazed window to side, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and WC with hidden cistern, radiator, Luxury vinyl flooring.

**Lounge**  
13'9" x 14'0" (4.18m x 4.26m)  
Box window to front, fireplace with tiled inset and flagged hearth, cast- iron solid fuel burner stove with glass door in chimney, double radiator, coving to ceiling.

**Kitchen/Diner**  
8'10" x 27'6" (2.69m x 8.38m)  
Fitted with a matching range of pale grey base units with contrasting oak worktop space, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, built-in electric fan assisted oven, four ring gas with extractor hood over, two uPVC double glazed windows to rear, radiator, laminate flooring, coving to ceiling with recessed spotlights, double door, door to:

**Utility**  
5'8" x 6'11" (1.73m x 2.12m)  
Base units with oak worktop space over, plumbing for washing machine, space for fridge/freezer, radiator, laminate flooring, wall mounted gas boiler serving heating system and domestic hot water, door to:

**Conservatory**  
Half brick and double glazed construction with uPVC double glazed windows, polycarbonate roof and power and light connected, window to rear, five windows to side, electric panel heater, double door, door to:

**Double Garage**  
Detached double garage with power and light connected, fully boarded roof storage area, twoUp and over door.

**Store Room**  
Two uPVC frosted double glazed windows to side, uPVC double glazed double door to garden.

**Landing**  
Door to:

**Bedroom 1**  
11'6" x 8'2" (3.50m x 2.49m)  
UPVC double glazed window to front, two built-in double wardrobes with hanging rails and shelving, radiator, door to:



**En-suite**  
Fitted with three piece modern white suite with comprising, inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure with rainfall fall shower over and low-level WC, full height ceramic tiling to all walls, extractor fan, wall mounted mirror with lighting over, shaver point, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.

**Bedroom 2**  
12'11" x 9'9" (3.94m x 2.98m)  
UPVC double glazed window to front, radiator, door to:

**Bedroom 3**  
11'1" x 10'11" (3.38m x 3.34m)  
UPVC double glazed window to rear, built-in triple wardrobe(s) with hanging rails and shelving, radiator.

**Bedroom 4**  
9'11" x 9'0" (3.02m x 2.75m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Recently three piece modern white suite with comprising, deep panelled bath with rainfall fall shower over and glass screen, inset wash hand basin in vanity unit with

cupboards under and mixer tap and low-level WC, ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, ceramic tiled flooring.

