REDMAN CASEY ESTATE AGENTS

10 Butterwick Fields, Horwich, BL6 5GZ

£405,750

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 Throughout
- Superb Open Plan Living
- En-Suite to Master
- Council Tax Band E
- Four Generous Bedrooms
- Landscaped Rear Gardens
- EPC Rating TBC
- Viewing is Essential

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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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.

Entrance Hall
Built-in under-stairs storage cupboard, radiator, laminate flooring, panelled walls half height timber, coving to ceiling, stairs to first floor landing, door to:

WC
Fitted with two piece modern white suite comprising, corner wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and extractor fan, laminate flooring.

Lounge 17'3" x 11'10" (5.25m x 3.61m)
UPVC double glazed bay window to front, uPVC double glazed window to side, coal effect gas fire set in feature surround, two double radiators, laminate flooring, coving to ceiling.

Living/Kitchen/Diner 11'5" x 28'3" (3.48m x 8.62m)
Fitted with a matching range of modern cream base and eye level units with complementary worktop space, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level electric fan assisted double oven, four ring induction hob with extractor hood over, two uPVC double glazed windows to rear, double radiator, two column radiators, laminate flooring, open plan, door to:

Sun Room
Half brick construction with power and light connected insulated solid roof, window to rear, five windows to side, double radiator, laminate flooring, double door, door to:

Utility 6'2" x 4'11" (1.89m x 1.50m)
Fitted with a matching range of modern cream base and eye level units with complementary worktop space, plumbing for washing machine, laminate flooring, door to:

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Landing
UPVC double glazed window to front, column radiator, door to:

Bedroom 1 16'10" x 12'0" (5.14m x 3.66m)
UPVC double glazed window to front, uPVC double glazed window to side, fitted bedroom suite with a range of wardrobes comprising three double wardrobes with hanging rails and shelving, fitted matching dressing table and drawers, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower enclosure, WC with hidden cistern, heated towel rail, extractor fan, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2 16'8" x 8'8" (5.08m x 2.65m)
UPVC double glazed window to rear, uPVC double glazed window to front, fitted bedroom suite with a range of wardrobes two built-in double wardrobes with hanging rails and shelving, fitted matching drawers, radiator, door to:

Bedroom 3 9'9" x 8'11" (2.97m x 2.71m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes, radiator.

Bedroom 4 6'2" x 10'5" (1.88m x 3.18m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, inset wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to three walls, extractor fan, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

Outside
Open plan front garden, double width tarmac driveway to the front with car parking space for two cars with flower and shrub borders. Private rear garden, enclosed by timber fencing to rear and sides, large paved sun patio with lawned area and mature flower and shrub borders, side gated access.

Gym Room
Formerly part of the garage this space is currently used as a gymnasium but would also offer excellent storage options accessed via a up and over door.

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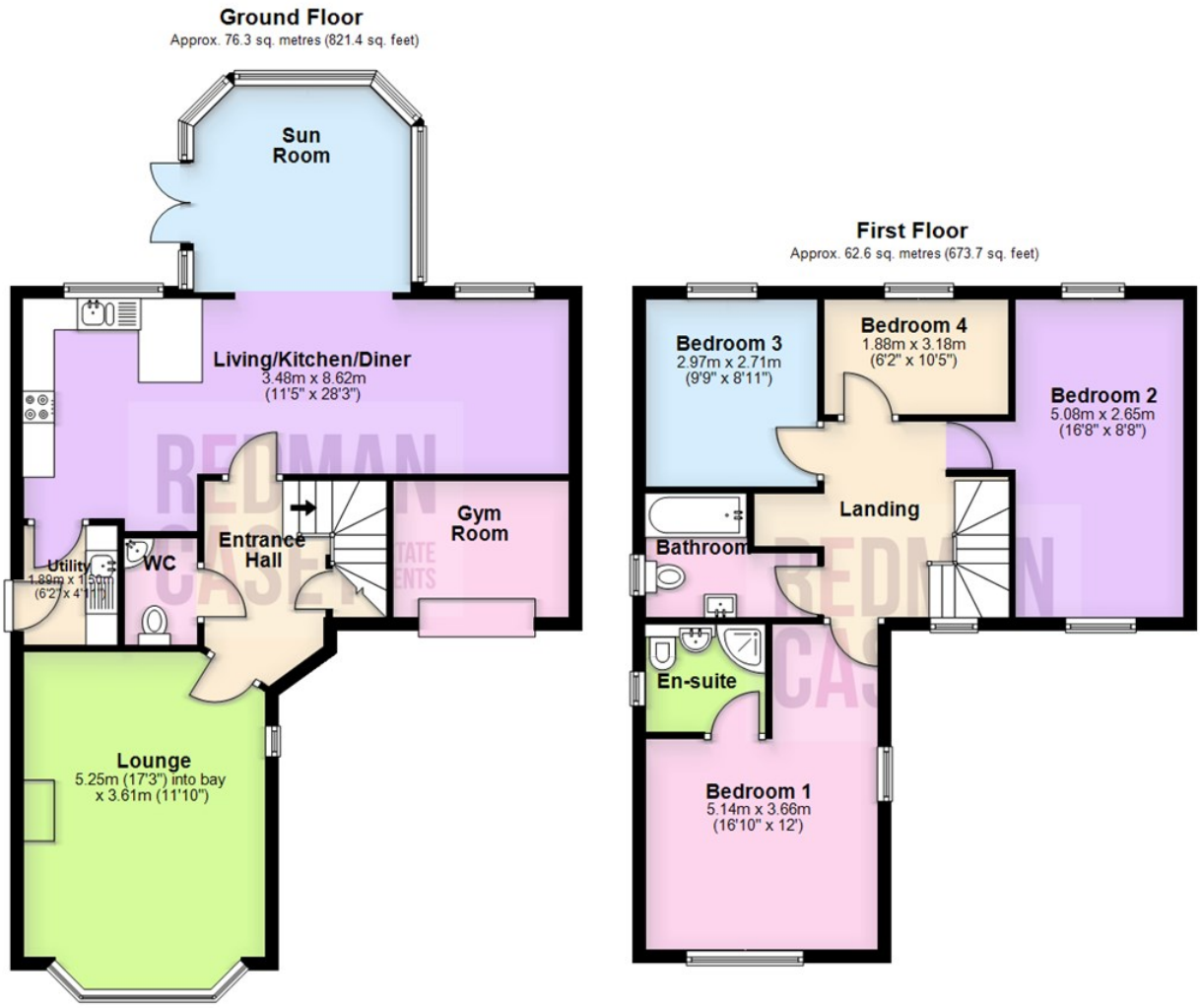
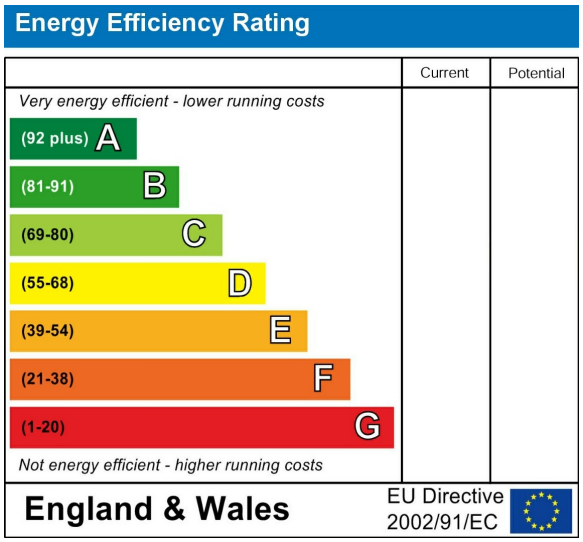
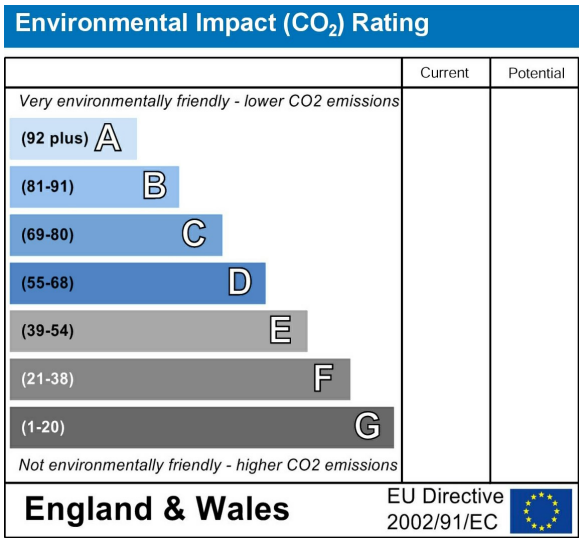


Total area: approx. 138.9 sq. metres (1495.1 sq. feet)

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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