

10 Axholme Court, Horwich, Bolton, Greater Manchester, BL6 5HQ



**Price £295,000**

Spacious detached four bedroom property, ideally located for access to local amenities, excellent accommodation with spacious reception rooms generous bedrooms all with fitted wardrobes and superb plot with detached double garage ( currently an office) Viewing is essential, sold with no chain.



Positioned on this highly sought after development of Butterwick Fields this stunning detached residence is the former show home and 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, dining room, kitchen diner and utility. On the first floor there are 4 generous beds master en-suite and a family bathroom. All bedrooms benefiting from built in wardrobes. Externally to the front there is a double driveway leading to the detached double garage ( please note this was the sales office and has never been converted to a garage and is plastered out with heating). To the side there is a large patio leading to the 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, carpeted stairs to first floor landing, door to:

#### **Study 6'4" x 7'0" (1.93m x 2.14m)**

UPVC double glazed window to side, radiator.



#### **Cloakroom**

UPVC frosted double glazed window to side, fitted with two piece suite comprising, pedestal wash hand basin with tiled splashback and low-level WC, radiator.

#### **Lounge 13'8" x 14'1" (4.17m x 4.30m)**

UPVC double glazed bay window to front, coal effect gas fire with marble surround and marble inset and hearth, double radiator, coving to ceiling, door to:



#### **Dining Room 8'10" x 10'11" (2.69m x 3.32m)**

UPVC double glazed window to rear, radiator, coving to ceiling, uPVC double glazed french door to garden, door to:

#### **Kitchen/Diner 8'10" x 16'5" (2.69m x 5.00m)**

Fitted with a matching range of oak fronted base and eye level units with drawers, cornice trims and worktop space over, 1+1/2 bowl composite sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, two uPVC double glazed windows to rear, two radiators, door to:



#### **Utility 5'8" x 7'0" (1.72m x 2.14m)**

Fitted with a matching range of oak fronted base units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for washing machine, space for freezer, radiator, wall mounted gas boiler serving heating system and domestic hot water, double glazed side door, leading to side garden.



### Double Garage

Detached brick built double garage with power and light connected currently used as office space, fully plastered with multiple electric heaters, two separate doors for access.

### Landing

Built-in airing cupboard housing, factory lagged, ceiling, access to loft space, door to:

### Master Bedroom 11'8" x 10'11" (3.56m x 3.32m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, fitted matching dressing table, bedside cabinet and drawers, radiator, door to:



### En-suite

Fitted with three piece suite comprising inset in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, full height ceramic tiling to two walls, extractor fan, shaver point, uPVC frosted double glazed window to front, radiator.



### Bedroom 2 10'10" x 10'11" (3.30m x 3.32m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising two fitted double with hanging rails and shelving, fitted matching dressing table, bedside cabinets and drawers, radiator.

### Bedroom 3 12'9" x 9'8" (3.89m x 2.95m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted double wardrobes with hanging rails and shelving, radiator.



### Bedroom 4 10'0" x 8'8" (3.04m x 2.63m)

UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising fitted triple wardrobe with hanging rails and shelving, fitted matching dressing table, radiator.

### Bathroom

Fitted with three piece coloured suite comprising deep panelled bath with hand shower attachment over, inset wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback and low-level WC, extractor fan, uPVC frosted double glazed window to rear, radiator.

### Outside

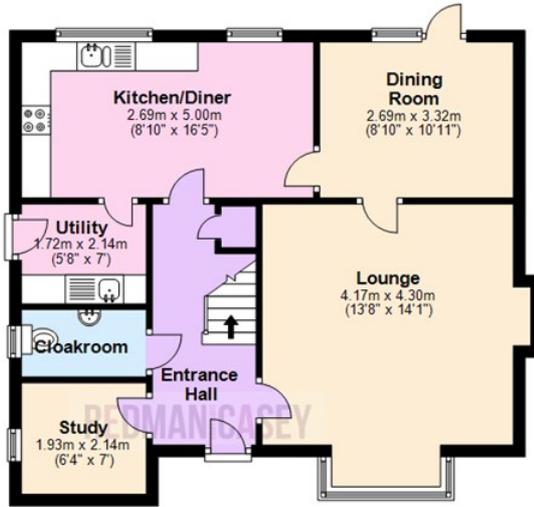
Front - Open plan front garden, tarmac driveway to the front with car parking space for two/ three cars with mature flower and shrub borders.

Side - Enclosed by brick wall and timber fencing to side, lockable gated access, paved sun patio. Additional side lawned garden.

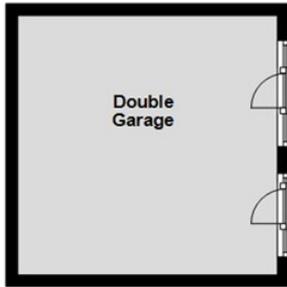
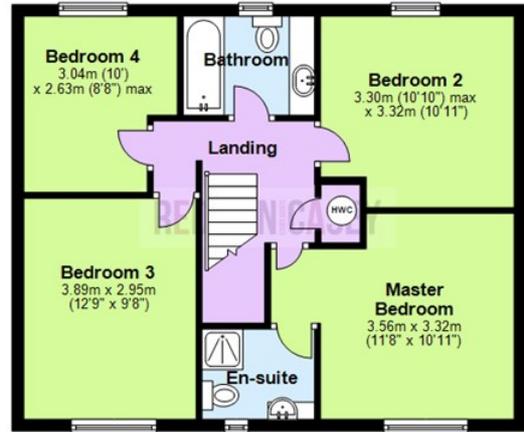
Rear - Private rear garden, enclosed by brick wall and timber fencing to rear and sides with lawned area, paved sun patio, mature flower and shrub borders.



**Ground Floor**  
Approx. 81.0 sq. metres (871.4 sq. feet)



**First Floor**  
Approx. 58.7 sq. metres (632.4 sq. feet)



Total area: approx. 139.7 sq. metres (1503.8 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</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	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>55</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

