REDMAN CASEY ESTATE AGENTS

37 Butterwick Fields, Horwich, Bolton, BL6 5GY

Offers Around £235,000

Superb three bedroom semi detached property situated in a very popular residential location. Close to local schools, shops, local amenities and the added benefit of being close to Rivington and easy walking to Blackrod Station. Finished to a high standard with off road parking and landscaped south facing garden to rear. This property is highly recommended for viewing as will be sold with no onward chain and offers spacious, and stylish accommodation in a great location.

- Semi Detached
- Off Road Parking
- Double Glazed
- Off Road Parking For 4 Vehicles
- Council Band B
- Excellent Condition
- Private Garden To Rear
- Gas Central Heating
- No Onward Chain
- EPC Rating C

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

Stylish three bedroom semi detached property, sold with no onward chain, positioned close to local schools, shops, amenities, and walking distance to Rivington Country Park. The property comprises, Entrance porch, W.C. lounge, kitchen diner, to the first floor there are three bedrooms two of which are double and a family bathroom. The outside has a blocked paved front drive providing parking for up to four vehicles to the rear there is a fully enclosed south facing garden providing seating among mature planting and large paved patio area with a large garden shed. Benefiting from gas central heating and fully double glazed viewings are highly recommended to appreciate all that is on offer.

Porch 7'3" x 3'1" (2.20m x 0.93m)
UPVC double glazed window to side, radiator, door to:

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

Lounge 15'9" x 14'8" (4.81m x 4.47m)
UPVC double glazed window to front, electric fire set in wooden Adam style surround, radiator, stairs, door to:

Kitchen/Diner 8'2" x 14'8" (2.50m x 4.47m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, stainless steel sink unit with single drainer and mixer tap, built-in fridge/freezer and washing machine, fitted electric fan assisted oven, built-in gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.

Landing
UPVC double glazed window to side, door to:

Bedroom 1 13'5" x 8'8" (4.09m x 2.63m)
UPVC double glazed window to front, radiator, door to:

Bedroom 2 10'1" x 8'1" (3.07m x 2.46m)
UPVC double glazed window to rear, radiator.

Bedroom 3 10'2" x 5'9" (3.11m x 1.75m)
UPVC double glazed window to front, radiator, door to Storage cupboard.

Bathroom
Three piece suite comprising deep panelled bath with shower over, mixer tap and glass screen, wash hand basin in vanity unit with base cupboard, mixer tap and ceramic tiling to all walls and low-level WC, uPVC frosted double glazed window to rear, heated towel rail.

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

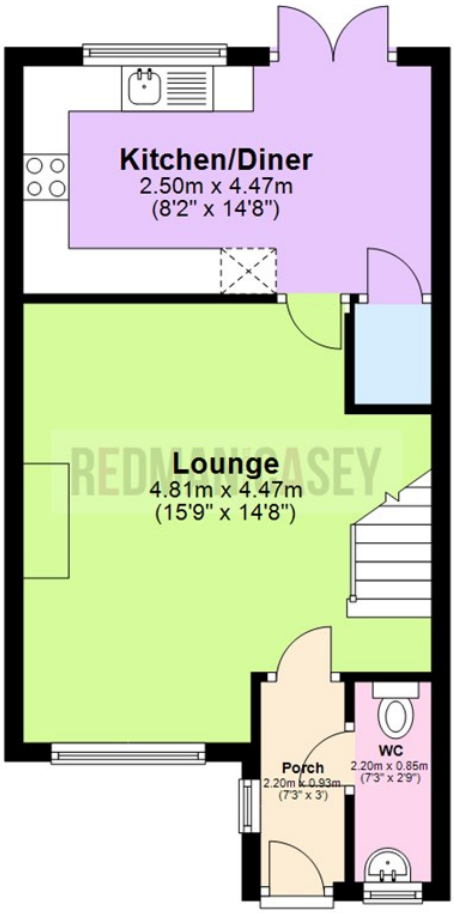
Outside Front
Block paved drive way parking for up to 4 vehicles.

Outside Rear
Enclosed rear garden landscaped with mature planting of trees and shrubbery with paved area and garden shed, Fixed seating area and patio are.

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

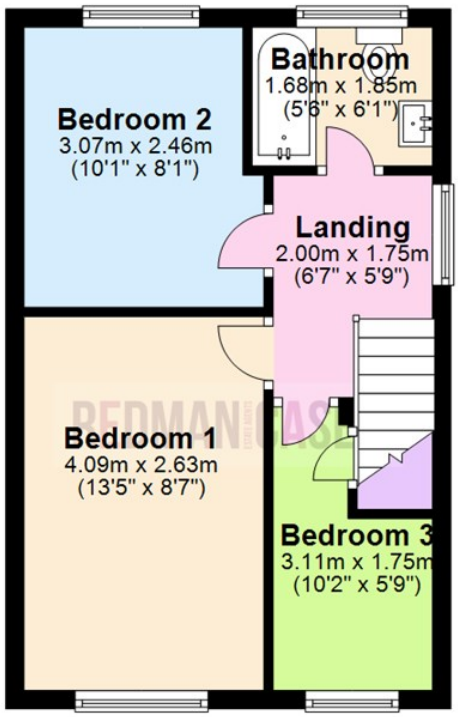
Ground Floor

Approx. 40.6 sq. metres (436.5 sq. feet)



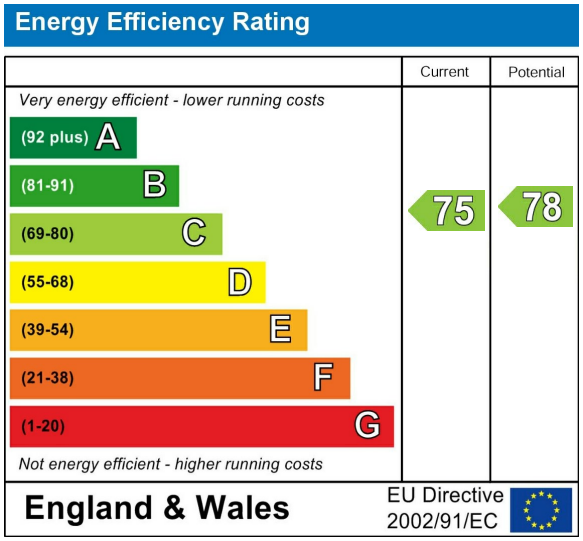
First Floor

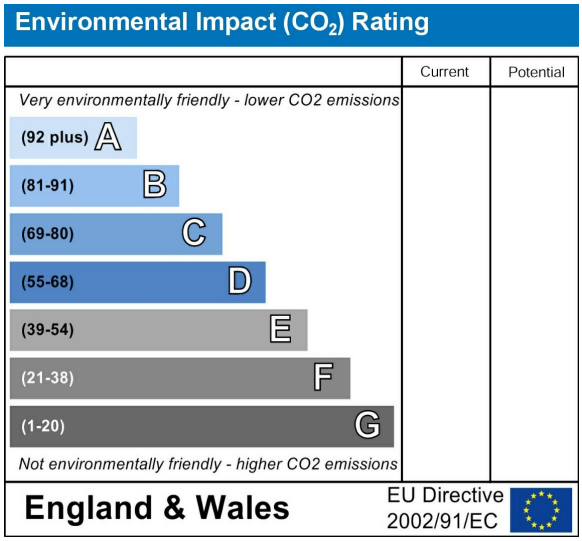
Approx. 33.1 sq. metres (356.0 sq. feet)



Total area: approx. 73.6 sq. metres (792.5 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.





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