REDMAN CASEY ESTATE AGENTS

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

£289,995

A deceptive three storey townhouse offered in immaculate order throughout that has been comprehensively reconfigured promoting flexible living accommodation throughout with porch, hall, W.C., integral garage, modern fitted kitchen diner with pantry. There are a further five bedrooms with spacious lounge, family bathroom and en-suite on the next two floors. The property is positioned overlooking greenery and Star Lodge with internal inspection highly recommended.

- Five Bedrooms
- Integral Garage
- Modern Finish Throughout
- Ensuite
- Flexible Living Accommodation
- EPC Rating D

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

This three storey townhouse positioned on Butterwick Fields Horwich overlooking greenery and Star Lodge has been reconfigured by the current owners offering flexible living accommodation finished to a high standard. The property briefly comprises; porch, hall. W.C., integral garage, modern kitchen diner. On the first floor a spacious lounge, bedroom 5/office and bedroom two. On the second floor the main bedroom with en-suite, a family bathroom, bedroom three and bedroom four. Externally a driveway to the front and a landscaped garden with artificial grass and flagged patio to the rear. The property is located within easy reach to transport & commuting links, motorway access, train station, regarded schooling and Middlebrook retail park. Early viewing is recommended to fully appreciate.

Porch
Entrance Porch with door leading to entrance hallway.

Hallway
Laminate flooring, door to W.C., door to garage. power point, stairs rise to upper level, door to kitchen diner.

WC
Access off hall with W.C., vanity wash basin, laminate floor, splash back tiling, wall mounted radiator.

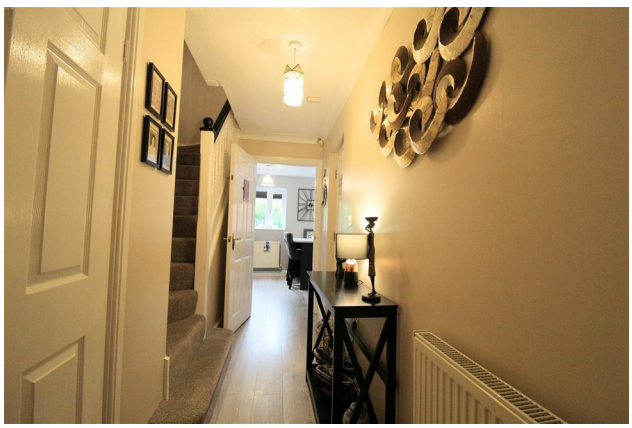
Kitchen/Diner 10'4" x 15'9" (3.15m x 4.79m)
Modern and contemporary fitted kitchen with a range of wall and base units with contrasting work surfaces, splash back tiling, space for fridge freezer, inset single drainer sink, integrated oven & grill with separate induction hob, integrated dishwasher, Pumbed fro washing and drying facilities breakfast bar, French doors lead to rear, double glazed window to rear, laminate flooring, door to pantry.

Pantry 2'9" x 2'6" (0.85m x 0.77m)
Accessed from kitchen to pantry useful built in shelving.

Garage
Integral garage accessed from hall, garage door to front, power points, useful storage with potential for off road parking also.

Landing
Stairs rise to first floor landing doors lead to further accommodation, stairs rise to second floor landing.

Bedroom 2 10'2" x 15'7" (3.09m x 4.76m)
Good sized bedroom with space for free standing or built in wardrobes, power points, wall mounted radiator, double glazed windows to rear.



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

Bedroom 5 7'0" x 8'10" (2.13m x 2.69m)
Bedroom five well utilised as a single bedroom or possible office/study, double glazed window to side aspect, power points, wall mounted radiator.

Lounge 13'5" x 15'7" (4.10m x 4.76m)
Spacious lounge with double glazed windows to the front elevation overlooking Star Lodge, power points, wall mounted radiator.

Landing
Stairs rise to second floor landing, doors lead to further accommodation.

Bedroom 1 16'3" x 9'6" (4.95m x 2.89m)
A range of fitted wardrobes providing storage and hanging space, power points, double glazed window to front elevation, wall mounted radiator, door to en-suite.

En-suite
Three piece with double shower, low level W.C., vanity wash basin with under storage, tiled floor, tiled elevations, double glazed frosted window to side aspect. wall mounted heated towel rail.

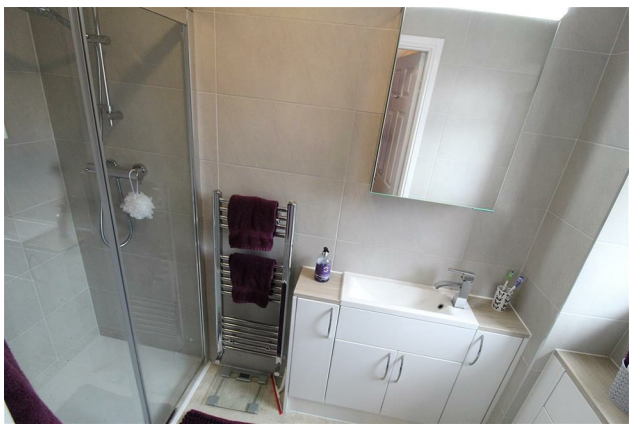
Bedroom 3 10'7" x 8'10" (3.22m x 2.69m)
Access off second floor landing with fitted wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

Bedroom 4 9'9" x 6'1" (2.98m x 1.86m)
Fitted bedroom providing storage, power points, window to front elevation.

Bathroom
Three piece suite with W.C., pedestal mounted vanity wash basin, panelled bath with shower over. partial tiled elevations, double glazed frosted window.

Outside
Tarmac driveway to the front elevation leading to attached single integral garage.

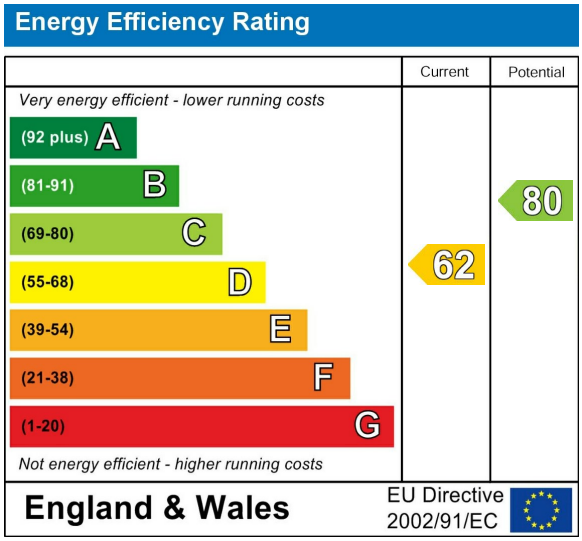
To the rear an artificial grassed area with stone flagged patio with soil bedded areas planted with seasonal foliage.

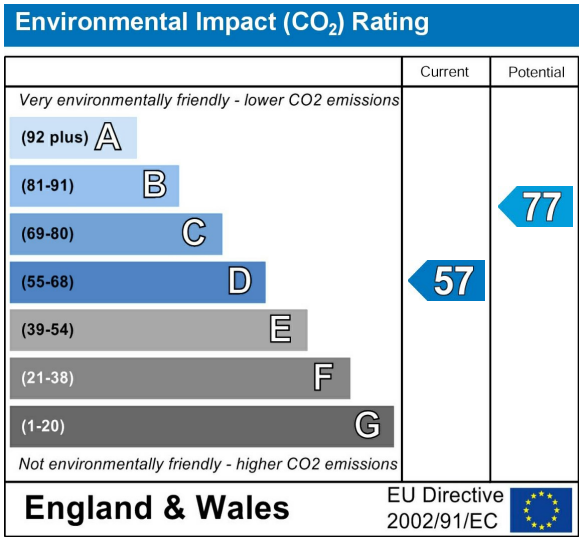


69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Total area: approx. 128.0 sq. metres (1377.6 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