

42 Butterwick Fields, Horwich, Bolton, BL6 5GZ



## Offers In The Region Of £214,950

Superbly presented and improved three bedroom semi detached property located on this ever popular residential estate. Ideally located for transport links for both road and rail with Blackrod station within 1/2 mile and the A6 /M61 junction with 2 1/2 mile along with local schools and Horwich town centre. The property is well presented throughout with modern kitchen and bathroom viewings is highly recommended and the property is available with no onward chains and vacant possession.

- 3 Bedroom Semi Detached
- Modern Bathroom
- No Onward Chain
- Council Tax Band B
- Lounge and Fitted Kitchen Diner
- Off Road Parking for 2 Cars
- EPC Rating TBC



Situated on this highly sought after residential estate we are delighted to offer this superbly presented three bedroom semi detached property to the market. Having been improved by the current owner with modern bathroom and kitchen fitted the property offers excellent accommodation comprising: Entrance hall, cloakroom wc, lounge, fitted dining kitchen with built in appliances. To the first floor there are three bedroom the master having fitted wardrobes and a modern three piece bathroom fitted with a white suite. Outside there is a corner plot front garden with parking for two cars and enclosed private rear garden with patio, timber decking and lawned garden. Viewing is essential to appreciate all on offer.



### Entrance Hall

UPVC double glazed window to side, radiator, laminate flooring, Composite double glazed entrance door, door to:

### WC

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

### Lounge 15'9" x 14'6" (4.80m x 4.42m)

UPVC double glazed window to front, double radiator, radiator, laminate flooring, carpeted stairs to first floor landing, door to:



### Kitchen/Diner 8'3" x 14'6" (2.51m x 4.42m)

Fitted with a matching range of modern base and eye level units with drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, window to rear, double radiator, laminate tiled flooring, uPVC double glazed french doors to garden, door to built-in under-stairs storage cupboard.



### Landing

UPVC double glazed window to side, door to:

### Bedroom 1 13'3" x 8'5" (4.04m x 2.57m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with hanging rails and shelving, radiator.

### Bedroom 2 10'9" x 8'1" (3.27m x 2.46m)

UPVC double glazed window to rear, radiator.

### Bedroom 3 7'3" x 5'10" (2.22m x 1.78m)

UPVC double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder, radiator, door to:

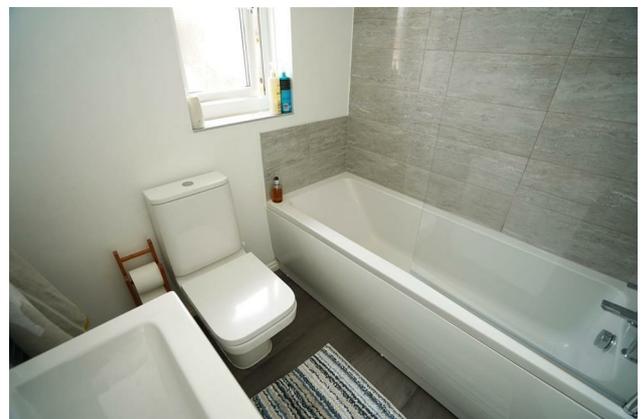


## Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, wall mounted wash hand basin in vanity unit with drawers, mixer tap and tiled splashback and low-level WC, ceramic tiling to three walls, heated towel rail, extractor fan, uPVC frosted double glazed window to rear, heated towel rail, laminate flooring, ceiling with recessed spotlights.

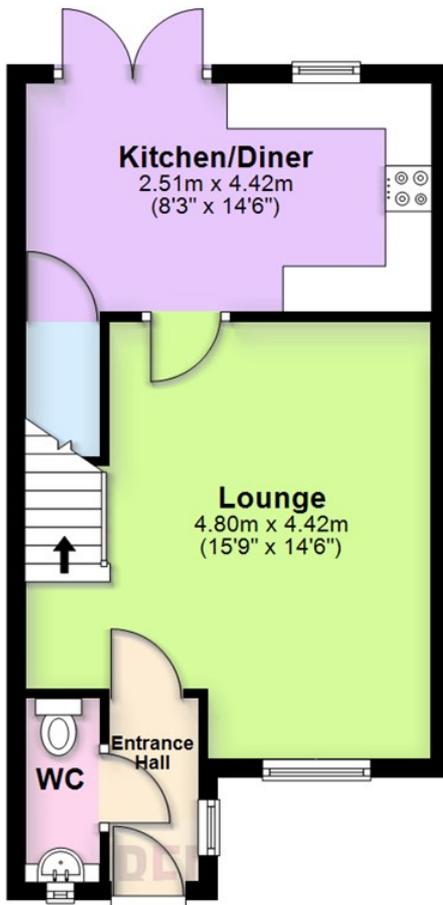
## Outside

Open plan front garden, tarmac driveway to the side with car parking space for two cars with lawned area and paved pathway leading to front entrance door. Private rear garden, enclosed by timber fencing to rear and sides, paved sun patio timber, decking and area with lawned area, side gated access, outside cold water tap, security lighting, timber garden shed.



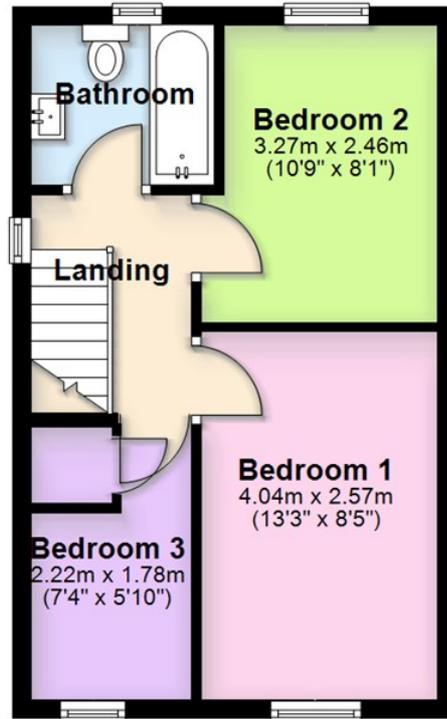
## Ground Floor

Approx. 35.0 sq. metres (376.3 sq. feet)



## First Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



Total area: approx. 68.3 sq. metres (734.8 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>		
(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	

### 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>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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