



Total area: approx. 112.1 sq. metres (1206.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**84 Butterwick Fields, Horwich, Bolton, Lancashire, BL6 5GZ**

Located on this highly popular estate this three storey semi detached property offers excellent accommodation over three floors that has been redesigned by the current owners but offers flexibility to make into 5 bedrooms should the need arise. Stunning views over Star lodge and Rivington moors. sold with no chain and vacant possession, viewing is essential.

**Offers In The Region Of £300,000**





This three storey semi detached property 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, sitting room with utility area built in. On the first floor a spacious open plan lounge, kitchen fitted with a range of modern units with built in appliances.. On the second floor the main bedroom with en-suite, a family bathroom, bedroom two and bedroom three. Externally a double Indian stone driveway to the front with parking for two cars. To the rear there is a large easily maintained garden with Indian stone flagged patio and slate chipping area. 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.

#### Ground Floor

##### Porch

Radiator, tiled flooring, double glazed composite door, door to:

##### Entrance Hall

Radiator, stairs to first floor landing, open plan to Sitting Room, door to:

##### WC

Fitted with two piece modern white suite comprising, pedestal wash hand basin, low-level WC and full height ceramic tiling to all walls, extractor fan, radiator, tiled flooring.

##### Sitting Room

10'4" x 15'9" (3.14m x 4.80m)

Built-in under-stairs storage cupboard with full-length mirrored sliding door, radiator, tiled flooring, coving to ceiling with recessed spotlights, double glazed doors to garden, door, sliding door.

#### First Floor

##### Kitchen Area

10'0" x 15'6" (3.05m x 4.73m)

Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting worktop space over, 1+1/2 bowl stainless steel sink with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, twin built-in eye level electric ovens, five ring gas hob with extractor hood over, built-in combination microwave / convection oven, twin warming drawers, space for large American style fridge freezer, two uPVC double glazed windows to rear, ceramic tiled flooring, ceiling with recessed spotlights, open plan to:

##### Lounge

21'3" x 15'6" (6.48m x 4.73m)

Three uPVC double glazed windows to front, uPVC double glazed window to side, double radiator, radiator, Porcelain tiled flooring, coving to ceiling, Built in display and storage cabinets with desk and drawers, ceramic tiled flooring, stairs. STUDY AREA 5.47m (17'11") x 4.73m (15'6"):

#### Second Floor

##### Landing

Airing cupboard housing, factory lagged hot water cylinder, door to:

##### Bedroom 1

16'4" x 9'6" (4.97m x 2.89m)

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

##### Wet Room

Fitted with white suite comprising tiled shower area, wall mounted wash hand basin with mixer tap, low-level WC and heated towel rail full height tiling to all walls, uPVC frosted double glazed window to side.



##### Bedroom 2

10'6" x 8'8" (3.21m x 2.64m)

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

##### Bedroom 3

9'9" x 6'0" (2.96m x 1.83m)

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, corner display unit, radiator.

#### Bathroom

Fitted with three piece white suite comprising deep panelled bath with shower over and glass screen and inset wash hand basin in vanity unit with mixer tap, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail, extractor fan, shaver point, uPVC frosted double glazed window to rear, ceramic tiled flooring.

#### Outside

Open plan front garden, indian stone paved driveway to the front leading to garage and with car parking space for two cars. Rear garden, enclosed by timber fencing to

rear and sides, large paved sun patio with steps up to further patio area with circular patio and slate chipping area. Side gated access, power points, security lighting, cctv and outside tap.

#### Garage

Integral single garage with wall mounted gas boiler serving heating system and domestic hot water, Currently split into storage and workshop via a upvc patio door in the centre.