REDMAN CASEY ESTATE AGENTS

57 Butterwick Fields, Horwich, Bolton, BL6 5GY

£290,000

Well presented three bedroom detached situated on this highly popular residential estate offering excellent access to Blackrod Rail station and M61 Motorway giving access to Preston Manchester and beyond. the property benefits from gas central heating and double glazing, two reception rooms, fitted kitchen, utility and wc, three bedrooms two with fitted wardrobes and the master with en suite shower room, family bathroom. Generous rear garden open plan front garden with driveway leading to a attached single garage. There is potential for extension to the rear or over the garage to make an extra room subject to planning consent. Sold with no chain and vacant possession. Viewing highly advised.

- Three Bedroom Detached
- Fitted Kitchen and Utility
- No Chain Vacant Possession
- Council Tax Band D
- Two Receptions
- En Suite to Master
- Viewing highly Advised
- EPC Rating D

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located on this highly popular residential estate this three bedroom detached property offers excellent accommodation with the potential to extend to the rear or above the garage subject to planning permission to create an extra bedroom or further living accommodation. Currently the accommodation comprises : Entrance hall. lounge, dining room, fitted kitchen, utility room and cloak room wc. To the first floor there are three bedrooms two of which have fitted wardrobes and the master having an en-suite shower room, family bathroom with three [piece suite. Outside there are open plan gardens to driveway to the front leading to a s single garage and to the rear a generous garden with paved patio and lawned area. The property is sold with no chain end vacant possession. Viewing is highly advised to appreciate all that is on offer.

Entrance Hall
Radiator, carpeted stairs to first floor landing, Composite double glazed entrance door, door to:

Lounge 14'5" x 12'3" (4.40m x 3.73m)
UPVC double glazed window to front, living flame effect gas fire with surround and marble effect inset and hearth, double radiator, coving to ceiling, open plan to:

Dining Room 11'3" x 8'0" (3.44m x 2.44m)
Radiator, coving to ceiling, uPVC double glazed double door, door to:

Kitchen/Diner 11'3" x 10'9" (3.44m x 3.28m)
Fitted with a matching range of oak fronted base and eye level units with complementary round edged worktops, composite sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, door to built-in under-stairs storage cupboard.

Utility 7'1" x 5'1" (2.16m x 1.56m)
Oak fronted base units with complementary round edged worktops, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring, extractor fan, door to:

WC
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, ceramic tiled flooring.

Landing
Built-in airing cupboard housing, factory lagged hot water cylinder, door to:

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Bedroom 1 12'2" x 8'4" (3.70m x 2.53m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three single wardrobes with hanging rails, shelving, overhead storage and cupboards, bedside cabinets, corner display shelfs, radiator, door to:

En-suite
Fitted with three piece suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap, tiled shower enclosure and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to side, radiator, laminate tiled flooring.

Bedroom 2 11'1" x 8'11" (3.38m x 2.71m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two fitted single wardrobes with hanging rails, shelving, overhead storage and cupboards, further fitted triple wardrobe(s) with hanging rails, shelving and drawers, radiator.

Bedroom 3 8'2" x 6'10" (2.49m x 2.08m)
UPVC double glazed window to rear, radiator.

Bathroom
Fitted with three piece suite comprising deep panelled bath with shower over, mixer tap and glass screen, inset wash hand basin in vanity unit with cupboards under and mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to front, radiator, ceramic tiled flooring.

Outside
Open plan front garden, tarmac driveway to the front leading to garage and with car parking space for car, paved pathway leading to front entrance door with lawned area and shrub borders, timber to sides. Rear garden, enclosed by timber fencing to rear and sides, paved pathway with lawned area, outside cold water tap, paved sun patio, side gated access.

Garage
Attached single garage with side access door, power and light connected, Up and over door, boiler serving heating and hot water

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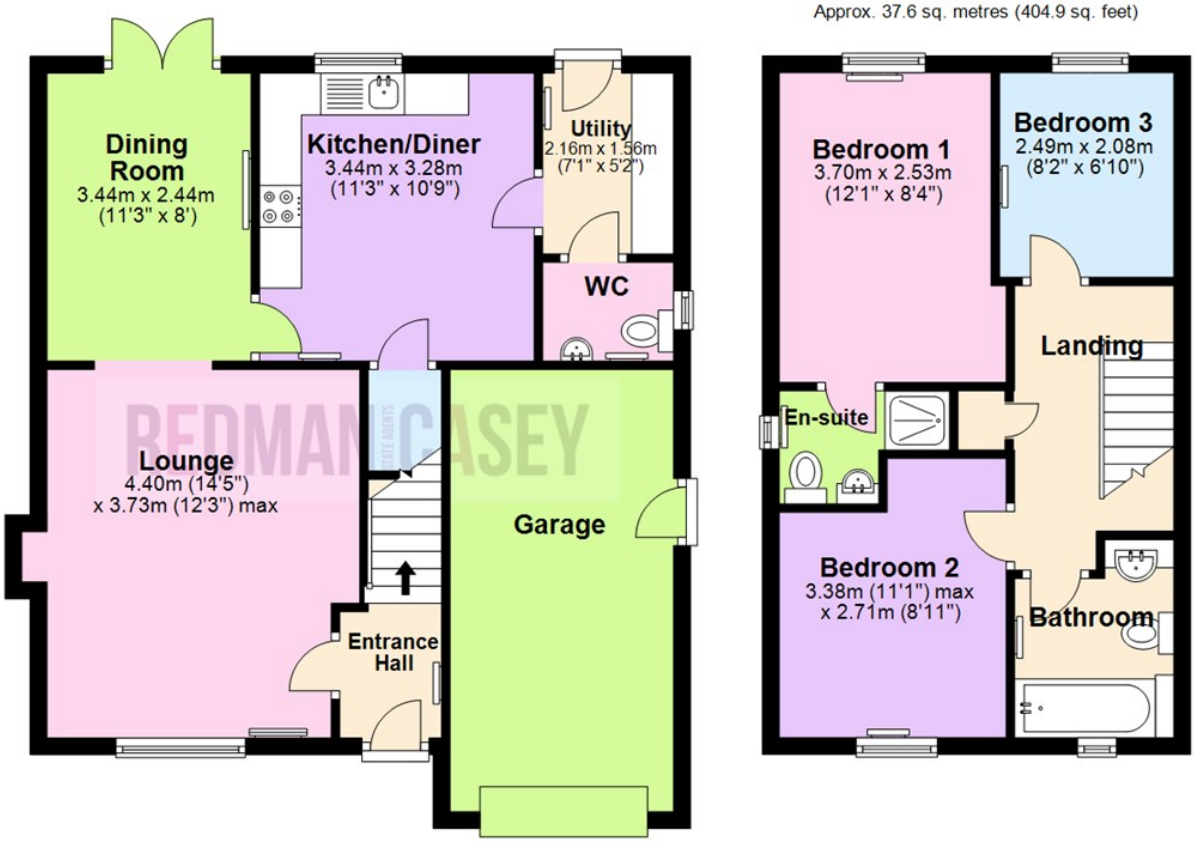
Ground Floor

Approx. 46.9 sq. metres (504.3 sq. feet)

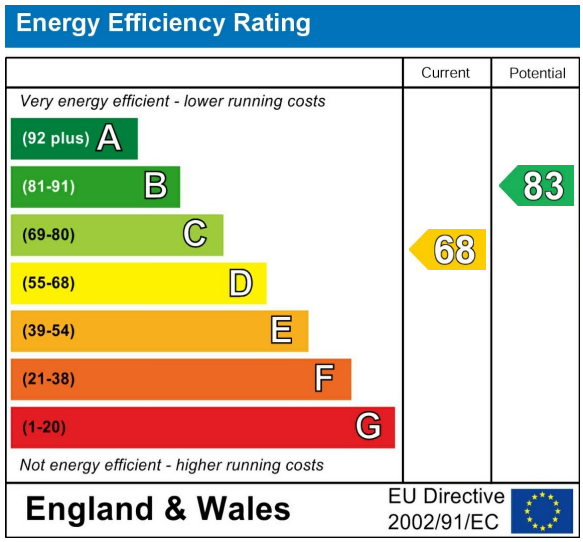
First Floor

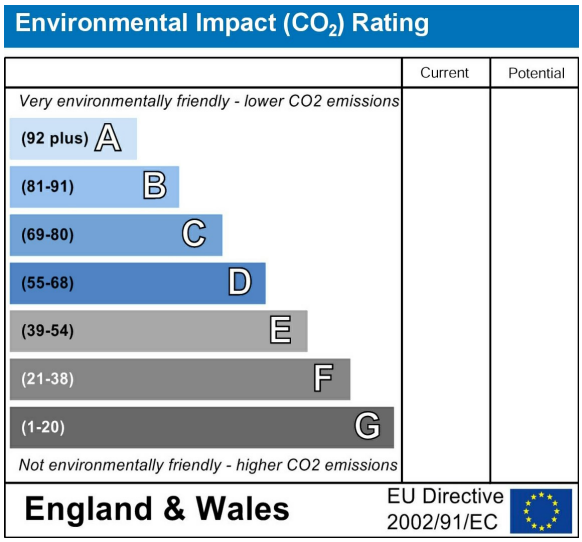
Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 84.5 sq. metres (909.2 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.





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