

32 Butterwick Fields, Horwich, Bolton, BL6 5GZ



## Asking Price £230,000

Three bedroom modern mews property, located in a very popular residential location. This property is ideally located for road and rail links making commute very convenient, local shops, local amenities and close to Rivington Country Park. Benefiting from off road parking private rear garden with patio space, fully double glazed and gas central heating. Sold with vacant possession and no onward chain, viewing is highly recommended to appreciate all this property has to offer.

- 3 Bedroom
- Private Garden To Rear
- Dining Room
- No Chain
- Council Tax Band B
- Mews Property
- Off Road Parking
- Vacant Possession
- EPC Rating C



Three bedroom modern mews property with off road parking to the front. This property is ideally located near good road and rail links making commute to either Manchester or Preston very easy. close to Rivington Country Park, local shops and amenities. This property comprises:- Entrance porch, WC, lounge, kitchen, dining room. To the first floor there are three bedrooms and a family bathroom. To the outside there is off road parking for two vehicles and to the rear there is a enclosed rear garden. Benefiting from patio area, gas central heating, double glazing and is sold with vacant possession and no onward chain. Viewing is essential to appreciate the location, condition and all that is on offer.



**Hallway 6'7" x 3'2" (2.01m x 0.96m)**

UPVC double glazed window to side, uPVC double glazed entrance door to front, :

**WC 6'7" x 2'8" (2.01m x 0.81m)**

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



**Lounge 15'7" x 11'6" (4.75m x 3.50m)**

UPVC double glazed window to front, coal effect gas open fire with set in and feature timber surround, two radiators, stairs,

**Storage**

**Kitchen 8'4" x 14'6" (2.55m x 4.41m)**

Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink with single drainer and mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, plumbing for automatic washing machine, built-in eye level electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, uPVC double glazed entrance double door to rear,



**Dining Room 6'3" x 10'10" (1.90m x 3.30m)**

UPVC double glazed window to side, two windows to rear, window to side, double radiator, uPVC double glazed entrance double door to rear.

**Landing 7'9" x 6'4" (2.36m x 1.92m)**

**Bedroom 1 13'5" x 8'5" (4.08m x 2.56m)**

UPVC double glazed window to front, range of fitted wardrobes, radiator, two double doors, :



**Bedroom 2 10'4" x 7'10" (3.16m x 2.40m)**

UPVC double glazed window to rear ,fitted wardrobe radiator,

**Bedroom 3 10'2" x 6'4" (3.10m x 1.92m)**

UPVC double glazed window to front, two radiators, :

**Bathroom 5'7" x 6'10" (1.69m x 2.08m)**

Three piece suite with comprising, deep bath, wash hand basin, shower with over and shower curtain and curtain rail and low-level WC, full height ceramic tiling to all walls, uPVC frosted double glazed window to rear, heated towel rail, door.



**Outside Front**

Parking for two vehicles.

**Outside Rear**

Enclosed rear garden with planting. lawn area, and patio dining area.



### Ground Floor

Approx. 41.8 sq. metres (450.5 sq. feet)



### First Floor

Approx. 33.9 sq. metres (365.0 sq. feet)



Total area: approx. 75.8 sq. metres (815.5 sq. feet)

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>73</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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