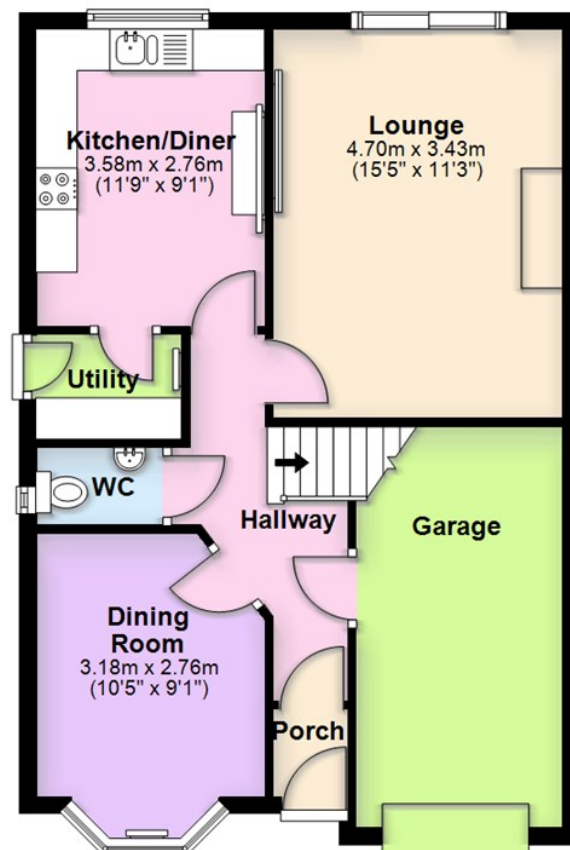




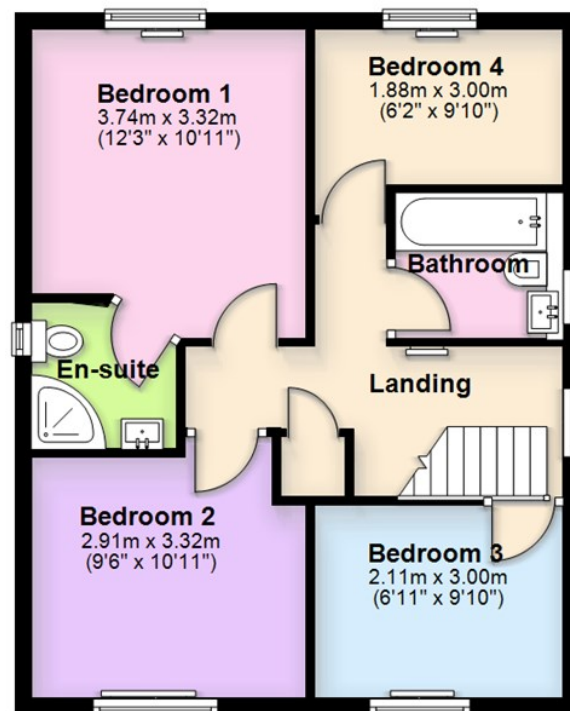
Ground Floor

Approx. 47.5 sq. metres (511.5 sq. feet)



First Floor

Approx. 51.4 sq. metres (553.0 sq. feet)



Total area: approx. 98.9 sq. metres (1064.5 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

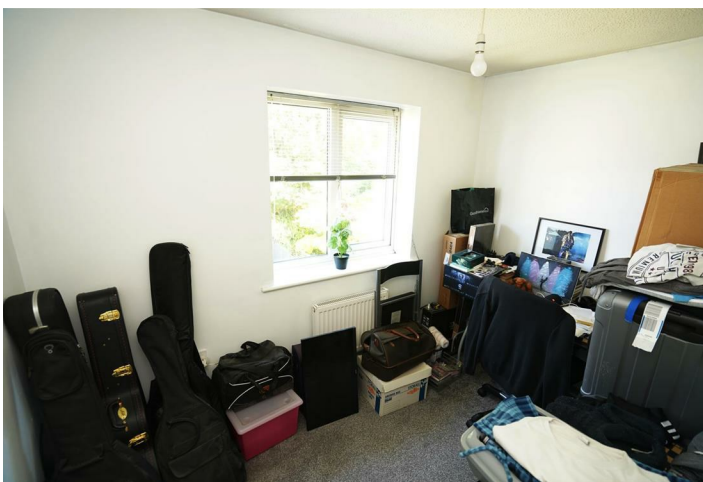
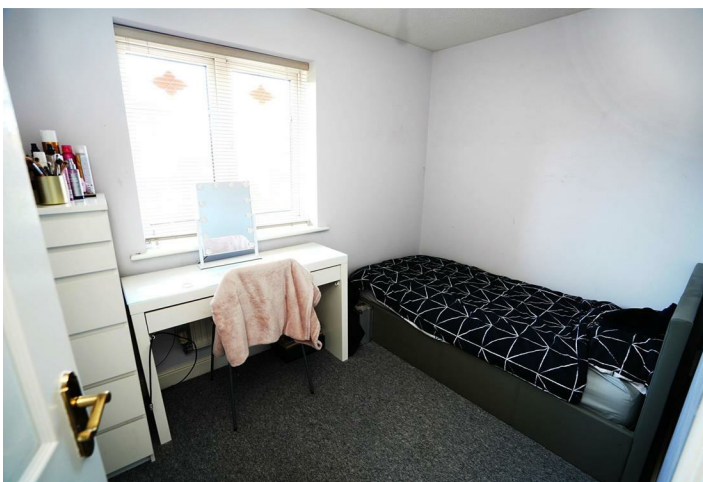
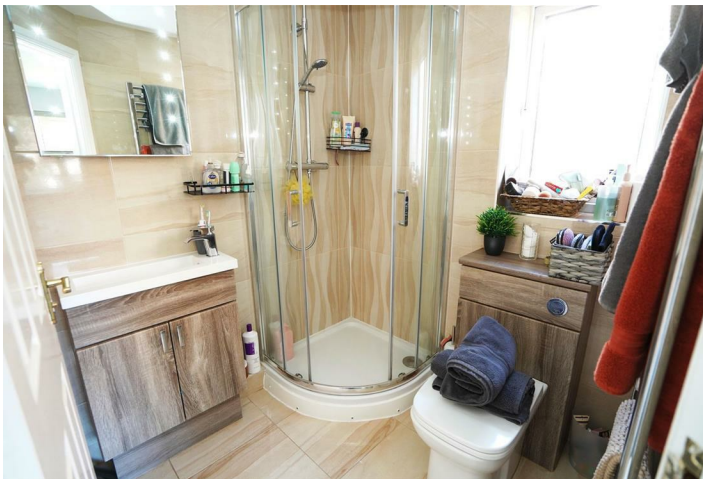
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

8 Butterwick Fields, Horwich, Bolton, BL6 5GZ

Impressive detached family home offering excellent accommodation throughout with modern bathroom and en suite. 2 reception rooms kitchen and utility plus downstairs wc. 4 bedrooms the mater having built in wardrobes and en suite shower room superb family bathroom. Double driveway and integral garage, spacious rear garden with paved patio and timber decking and generous lawed area. Viewing essential to appreciate all that is on offer.

Offers In The Region Of £305,950





Built in 2001, this detached property offers excellent family accommodation which comprises entrance porch and hallway, two reception rooms offer versatile living for families. There is a downstairs WC, and the kitchen diner with built in appliances, along with a separate utility area.

To the first floor, there are four generous bedrooms with the master being particularly impressive having built-in wardrobes and the en-suite facility, and the superb main family bathroom.

Outside there is a block paved, double driveway, and garden to the front of the property leading up to an integral single garage. currently used as a gym but provides excellent additional storage. There is a large garden with large block paved sun patio and decked area, spacious lawned area which offers potential for expansion should the need arise. Ideally located for access to A6 / M61 junction and Blackrod train station for Manchester Preston and beyond. Viewing is essential to appreciate all that is on offer.

Porch
Terracotta tiled flooring, double glazed entrance door, door to:

Hallway
Laminate flooring, carpeted stairs to first floor landing, door to:

Garage
Integral brick built single garage with power and light connected, wall mounted gas boiler serving heating system and domestic hot water, remote-controlled roller door.

Dining Room
10'5" x 9'1" (3.18m x 2.76m)
UPVC double glazed bay window to front, radiator, laminate flooring, coving to textured ceiling.

WC
Small uPVC frosted double glazed window to side, fitted with two piece white suite comprising, wall mounted wash hand basin with tiled splashbacks and low-level WC, vinyl flooring.

Lounge
15'5" x 11'3" (4.70m x 3.43m)
Living flame effect gas fire set in marble effect surround, double radiator, laminate flooring, two wall lights, coving to textured ceiling, double glazed patio door to garden, door to:

Kitchen/Diner
11'9" x 9'1" (3.58m x 2.76m)
Fitted with a matching range of base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for, space for

fridge/freezer, built-in electric fan assisted double oven, four ring gas hob with pull out extractor hood over, uPVC double glazed window to rear, radiator, ceramic tiled flooring, door to:

Utility
5'1" x 5'11" (1.55m x 1.80m)
Fitted with a matching range of base and eye level units with contrasting round edged worktops, plumbing for washing machine, space for tumble dryer, radiator, ceramic tiled flooring, double glazed side door.

Landing
UPVC double glazed window to side, built-in over-stairs airing cupboard housing, factory lagged hot water cylinder, radiator, access to part boarded loft, door to:

Bedroom 1
12'3" x 10'11" (3.74m x 3.32m)
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails, shelving, cupboards and drawers, radiator, door to:

En-suite
Fitted with three piece modern white suite comprising inset wash hand basin in vanity unit with cupboards under and mixer tap and tiled shower cubicle with power shower over, WC with hidden cistern, full height ceramic tiling to all walls, heated towel rail,



extractor fan, wall mounted mirror with LED lighting, uPVC frosted double glazed window to side, ceramic tiled flooring.

Bedroom 2
9'7" x 10'11" (2.91m x 3.32m)
UPVC double glazed window to front, radiator.

Bedroom 3
6'11" x 9'10" (2.11m x 3.00m)
UPVC double glazed window to front, radiator.

Bedroom 4
6'2" x 9'10" (1.88m x 3.00m)
UPVC double glazed window to rear, radiator.

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

Outside
Open plan front garden, double width block paved driveway to the front leading to garage and with car parking space for two cars, mature hedge to side with lawned area. Private rear garden, enclosed by timber fencing to rear and sides, large block paved sun patio with timber decking area spacious lawned area, side gated access.