

43 Butterwick Fields, Horwich, Bolton, BL6 5GY



Offers In The Region Of £225,000

Three bedroom semi detached property located in a superb and very popular location, close to local schools, shops, all amenities and road and rail links allowing easy commute to both Manchester and Preston. This three bedroom semi detached benefits from double glazing, gas central heating, gardens front and rear and off road parking and electric car charging point. Viewings are recommended to appreciate the location space and condition of this property.

- Semi Detached
- Gardens Front And Rear
- Gas Central Heating
- Double Glazing
- EPC Rating C
- Three Bedroom
- Off Road Parking
- Great Road And Rail Links
- Council Tax Band C
- Electric Car Charging Point.



Three bedroom semi detached property located in a very popular location, close to local primary and secondary schools, local shops, road and rail links making a commute to Manchester or Preston very easy. The property comprises:- Entrance hall, WC, Lounge, kitchen diner, to the first floor there are three bedrooms and a family bathroom. To the outside there is a garden to the front and driveway, to the rear there is a fully enclosed garden with patio seating area. The property also benefits from double glazing, gas central heating with off road parking and electric car charging point. This well presented property is recommended for viewing to appreciate all that is on offer.



Hall

UPVC double glazed window to side, radiator:

WC

UPVC frosted double glazed window to front, two piece suite comprising, wash hand basin in vanity unit with cupboard under and low-level WC, radiator.

Lounge 15'8" x 14'6" (4.78m x 4.42m)

UPVC double glazed window to front, coal effect electric fire set in feature Adam style surround, double radiator, radiator, stairs,:

Kitchen/Diner 8'3" x 14'6" (2.52m x 4.42m)

Fitted with a matching range of base and eye level units with drawers, cornice trims and round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, extractor fan, plumbing for automatic washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to Storage cupboard.



Landing

UPVC double glazed window to side, :

Bedroom 1 13'3" x 8'3" (4.05m x 2.51m)

UPVC double glazed window to front, radiator,

Bedroom 2 10'8" x 8'3" (3.26m x 2.51m)

UPVC double glazed window to rear, fitted double wardrobe(s) with hanging rails, shelving, overhead storage, cupboard and drawers, radiator, double door, :

Bedroom 3 9'10" x 6'0" (2.99m x 1.82m)

UPVC double glazed window to front, radiator, door to Storage cupboard.



Bathroom

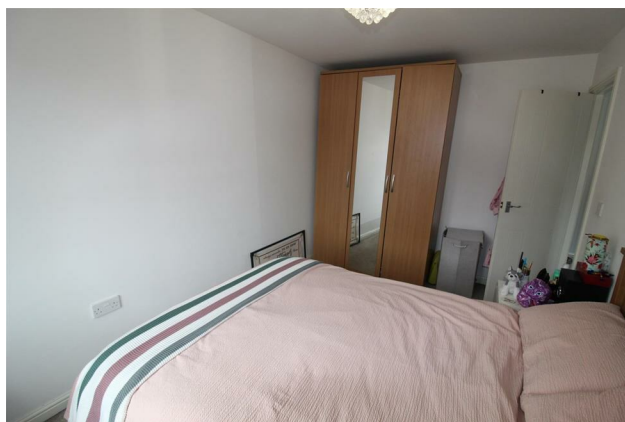
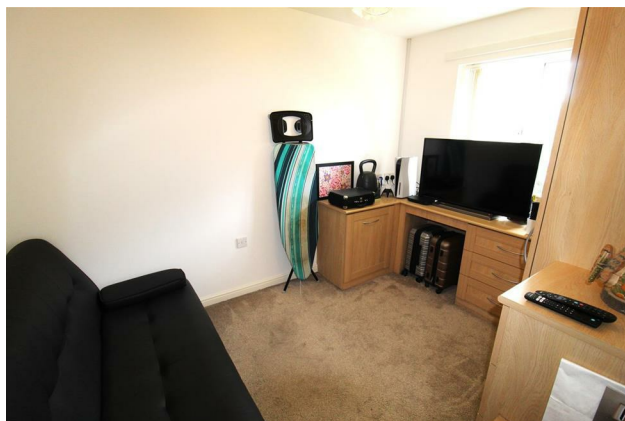
Three piece suite comprising deep panelled, pedestal wash hand basin, shower with over and glass screen and low-level WC, extensive ceramic and tiling to all walls, mirrored cabinet, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front

Garden to front laid to lawn and driveway for off road parking.

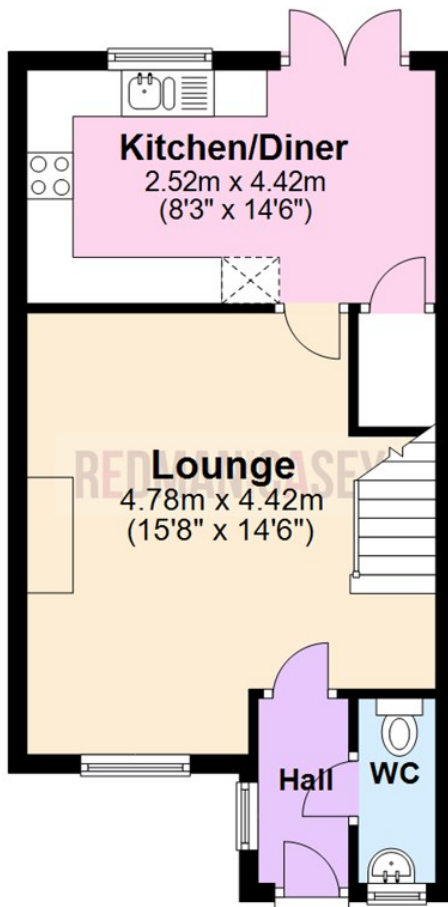
Outside Rear

Enclosed garden laid to lawn with decked patio seating area and garden shed.



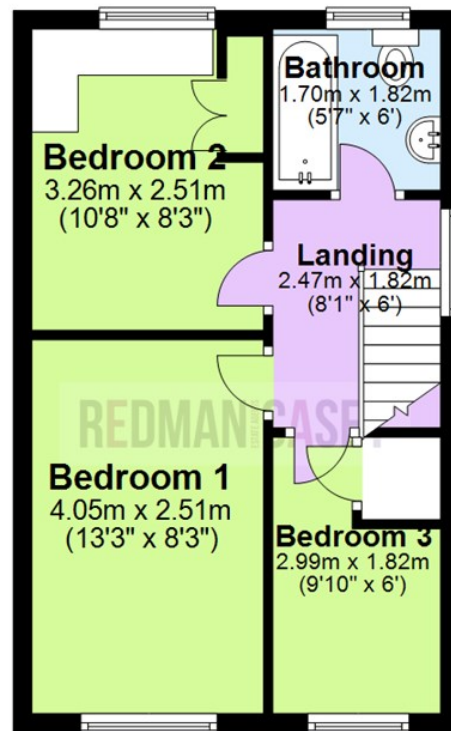
Ground Floor

Approx. 35.4 sq. metres (381.3 sq. feet)



First Floor

Approx. 32.7 sq. metres (351.7 sq. feet)



Total area: approx. 68.1 sq. metres (732.9 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		
	71	84
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	

