REDMAN CASEY ESTATE AGENTS

52 Butterwick Fields, Horwich, Bolton, BL6 5GZ

Offers Over £430,000

Modern five bedroom detached property located in a very popular and quiet location. Close to local schools both secondary and primary, good access to rail and road links making commute to Manchester and Preston easy, open aspect views to front and close to countryside for those who like walking and outdoor pursuits. Benefiting from fully double glazed, with gas central heating, off road parking, gardens to front and rear with utility room and garden room. Viewing is highly recommended for viewing to appreciate the condition, location, and all that this spacious property has to offer.

- Five Bedroom
- Gardens Front And Rear
- EPC Rating C
- Utility Room
- Gas Central Heating
- Detached Property
- Off Road Parking
- En-Suite To Two Bedrooms
- Home Office
- Council Tax Band F

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Modern Five Bedroom Detached Property.
This five bedroom detached property is located in a quiet and very popular location with open aspect to the front and views over Rivington Country Park, close to local primary and secondary schools, good motorway and rail links making commute to Manchester or Preston easy, local shops and amenities. This spacious home benefits from double glazing, gas central heating, utility room, gardens front and rear with off road parking and patio dining area. The property comprises:- Entrance hall, WC, lounge, dining room, kitchen / breakfast area, utility room, garden room, lounge/home office. To the first floor there are five bedrooms two of which are En-Suite and a family bathroom.
Viewing is highly recommended to appreciate the location space, condition and all that this home has to offer.

Hallway
Radiator

WC
Window to front. low level Toilet and wash hand basin.

Lounge 18'0" x 10'9" (5.48m x 3.28m)
Window to front, log effect electric fire, set in media wall ,radiator, :

Dining Room 11'6" x 9'3" (3.50m x 2.82m)
Radiator, double door,

:

Kitchen/Breakfast Room 11'6" x 17'10" (3.50m x 5.43m)
Window to rear, double door fitted with base and eye level units ceramic sink single drainer, mixer taps fitted dishwasher, space for fridge freezer tiled splashbacks . ceramic flooring, radiator.

Utility Room 4'8" x 6'1" (1.43m x 1.86m)
Fitted with base and eye level units worktops plumbed for automatic dishwasher ,dryer, stainless steel sink unit, ceramic flooring, Entrance door to side.

Lounge/office 15'7" x 8'3" (4.74m x 2.51m)
Window to front, radiator.

Garden Room
Four windows to side, window to rear, uPVC double glazed entrance double door to side, ceramic tiled flooring.:

Landing
Storage cupboard, :

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Master Bedroom 12'0" x 10'9" (3.67m x 3.28m)
Two windows to front, fitted wardrobes, radiator.

En-suite
Low level WC, bath with shower over, wash hand basin radiator.

Bathroom
Window to rear low level WC, bath with shower over, wash hand basin, radiator

Bedroom 2 10'5" x 11'5" (3.17m x 3.48m)
Window to rear,:

En-suite
Low level WC, wash hand basing, bath with shower over, radiator.

Bedroom 3 12'6" x 8'1" (3.80m x 2.46m)
Window to front.

Bedroom 4 11'5" x 8'6" (3.49m x 2.60m)
Window to rear.

Bedroom 5 8'5" x 6'6" (2.56m x 1.99m)
Window to front.

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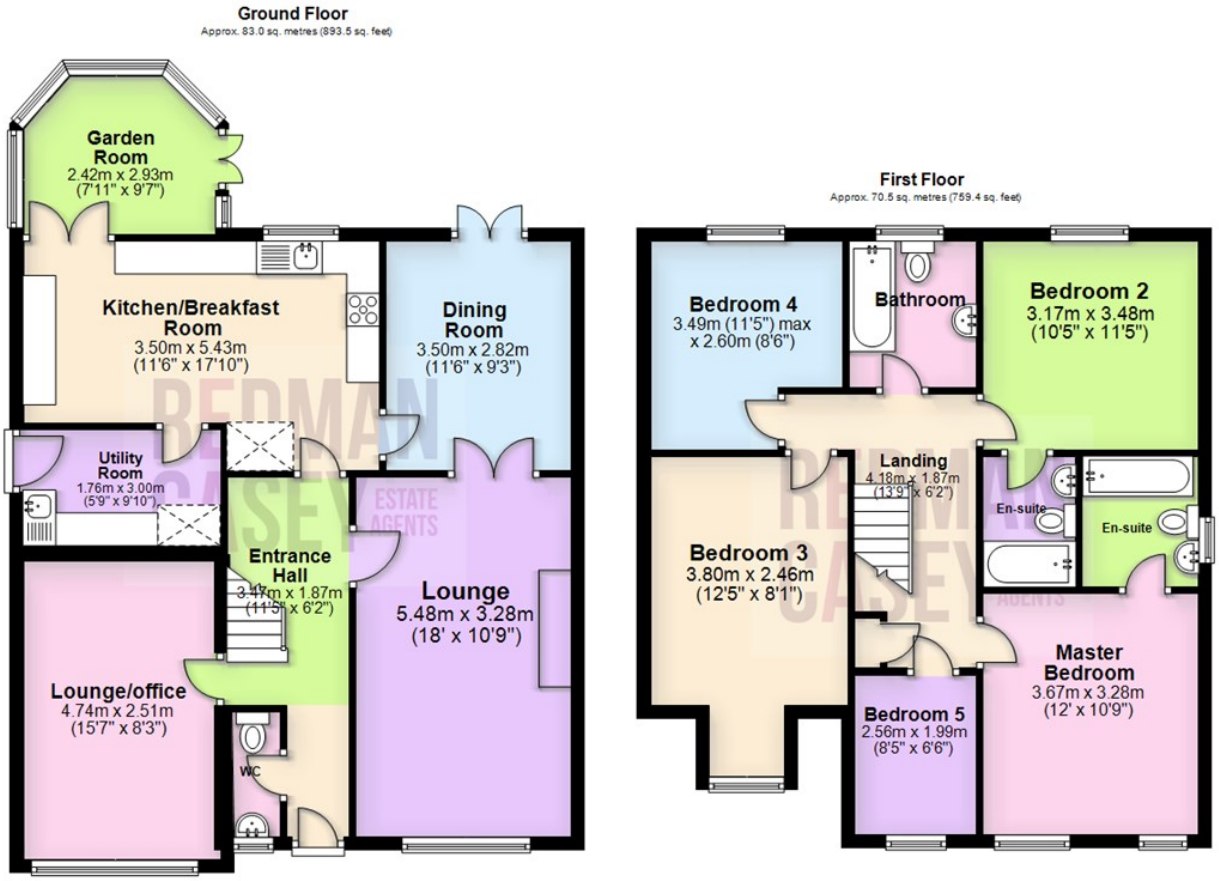

Total area: approx. 153.6 sq. metres (1652.8 sq. feet)

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		84
(69-80) C	72	
(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 (CO_2) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

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