



77 Butterwick Fields, Horwich

Offers in Region of £210,000

Miller Metcalfe
Every step of the way

77 Butterwick Fields

Horwich, Bolton

*** Stunning Modern End Town House finished to the Highest Specifications Both Inside and Out and Situated Within a Highly Sought After Residential Location ***

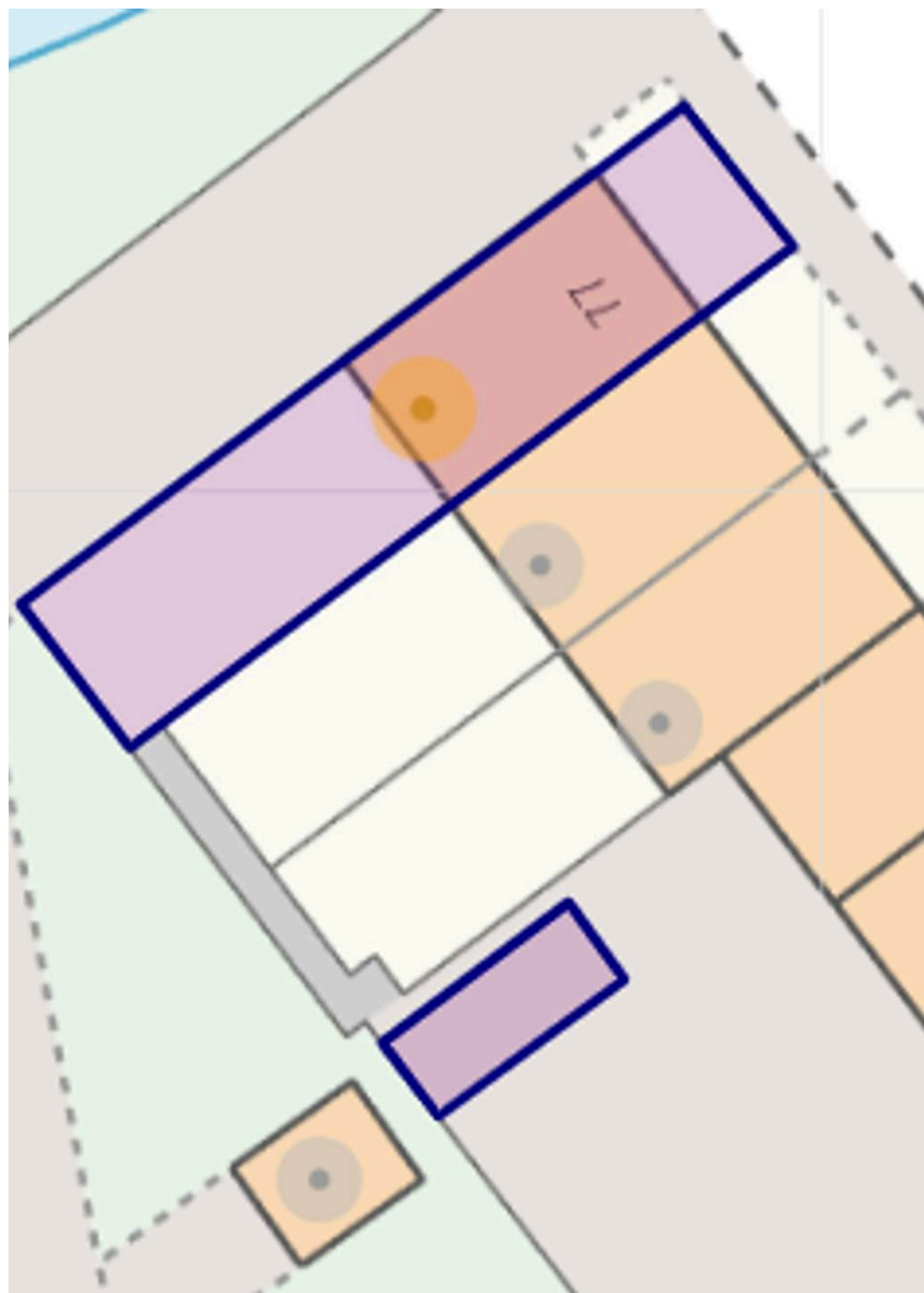
This wonderful property is situated upon a popular development within the splendid area of Horwich, boasting accommodation that is ideally suited to modern living and simply must be viewed in person to be fully appreciated. The well proportioned living space comprises a superb lounge, inner hall, cloakroom/wc and a wonderful open plan dining kitchen with integrated appliances to the ground floor. On the first floor a landing, two good sized double bedrooms plus a modern three piece family bathroom completes the accommodation. Outside the property is garden fronted with allocated parking space and additional on road parking. The rear garden is tastefully landscaped, private and well maintained. The popular location is within easy access to the many shops and amenities Horwich has to offer and is well placed for major transport links making it easy to commute into Manchester and across the North West. Rarely do homes of this calibre come to the market and as such, an early internal viewing is strongly recommended to avoid disappointment.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

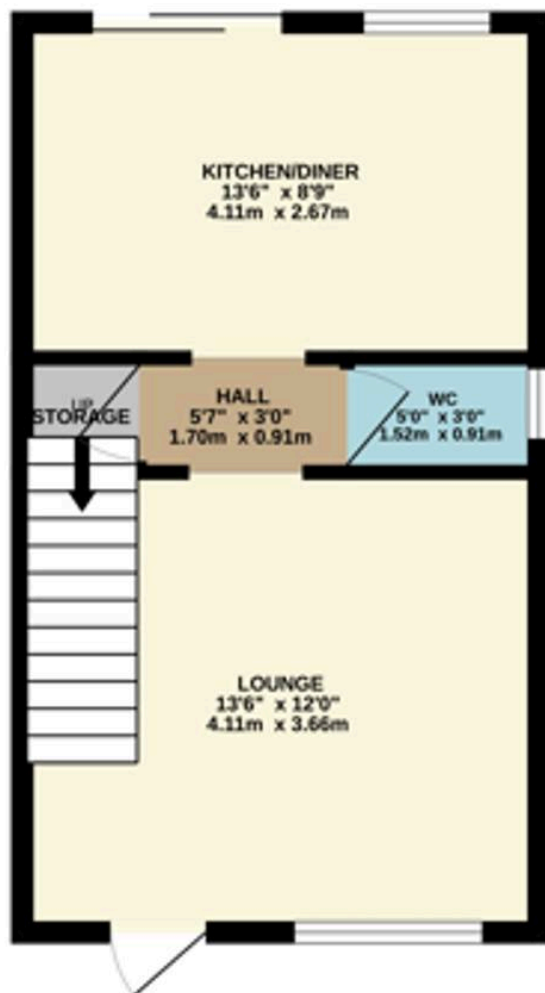




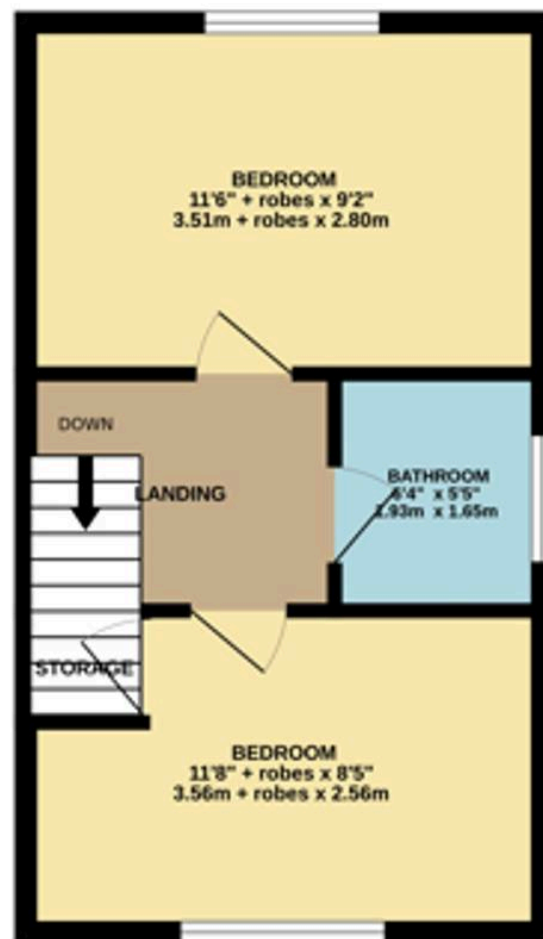




GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with letroplan ©2025



Miller Metcalfe Bolton

Miller Metcalfe, 2-10 Bradshawgate - BL1 1DG

01204 535353 • bolton@millermetcalfe.co.uk • millermetcalfe.co.uk/

Miller Metcalfe
Every step of the way