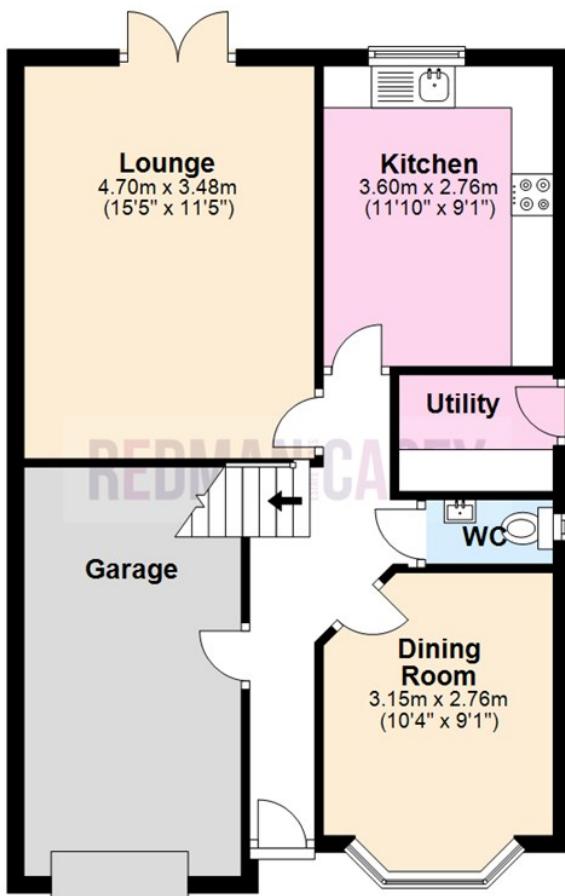
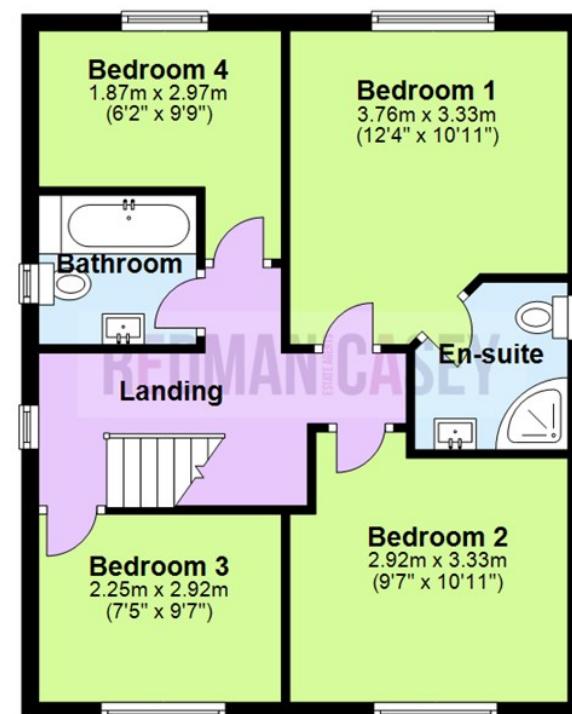


**Ground Floor**



**First Floor**



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 (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



**14 Butterwick Fields, Horwich, Bolton, Lancashire, BL6 5GZ**

Superbly presented and comprehensively renovated 4 bedroom detached property ideally located for access to local schools, shops and transport links. The property offers superb accommodation which must be viewed to appreciate all that is on offer.

**£310,000**





Situated on this highly popular residential estate this 4 bedroom detached property has undergone a complete renovation by the current owners to provide a contemporary family home. offering excellent accommodation the property comprises :- Entrance hall, lounge, dining room kitchen fitted with a modern grey range of base and wall units with built in and integrated appliances, utility and cloakroom wc. To the first floor there are four bedroom ( two with fitted wardrobes ) en suite shower room to master and superb family bathroom fitted with a modern three piece white suite. Outside there is a double driveway leading to a single integral garage to the front and a generous enclosed garden to the rear with large sun patio, timber decking area and lawn. Viewing is essential to appreciate all that is on offer.

**Entrance Hall**  
Double glazed entrance door, carpeted stairs to first floor landing, door to:

**WC**  
Window to side, fitted with two piece modern white suite comprising, inset wash hand basin in vanity unit with mixer tap and tiled splashback and low-level WC, heated towel rail.

**Dining Room**  
10'4" x 9'1" (3.15m x 2.76m)  
UPVC double glazed bay window to front, radiator, Amtico flooring.

**Lounge**  
15'5" x 11'5" (4.70m x 3.48m)  
Double radiator, coving to ceiling, uPVC double glazed french doors to garden, door to:

**Kitchen**  
11'10" x 9'1" (3.60m x 2.76m)  
Fitted with a matching range of modern light and dark grey base and eye level units with contrasting worktop space, stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer and dishwasher, built-in electric fan assisted oven, built-in four ring halogen hob with extractor hood over, built-in microwave, window to rear, radiator, Amtico flooring.

**Utility**  
4'7" x 6'1" (1.40m x 1.85m)  
With worktop space, plumbing for washing machine, space for tumble dryer, side door to garden, door to:

**Landing**  
UPVC double glazed window to side, door to:

**Bedroom 1**  
12'4" x 10'11" (3.76m x 3.33m)  
UPVC double glazed window to rear, fitted bedroom suite with a range of wardrobes comprising three fitted wardrobes with part mirrored sliding doors, hanging rails and shelving, radiator, door to:

**En-suite**  
Fitted with three piece modern white suite comprising wall mounted wash hand basin in vanity unit with cupboards under, mixer tap and tiled splashback, tiled shower enclosure and low-level WC, uPVC frosted double glazed window to side, heated towel rail, ceramic tiled flooring.

**Bedroom 2**  
9'7" x 10'11" (2.92m x 3.33m)  
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising built-in double wardrobe(s) with sliding door, hanging rails and shelving, fitted matching dressing table and drawers, radiator.

**Bedroom 3**  
7'5" x 9'7" (2.25m x 2.92m)  
UPVC double glazed window to front.



**Bedroom 4**  
6'2" x 9'9" (1.87m x 2.97m)  
UPVC double glazed window to rear, radiator.

**Bathroom**  
Fitted with three piece modern white suite comprising deep panelled bath with hand shower attachment over and mixer tap and integrated TV, wall mounted wash hand basin in vanity unit with drawers and mixer tap and low-level WC, full height ceramic tiling to two walls, uPVC frosted double glazed window to side.

**Garage**  
integral single garage with power and light. up and over door.

**Outside**  
Front - open plan garden with double width driveway leading to the integral garage, lawned area with paved pathway leading to the main entrance door.  
Rear - large sun patio area leading to generous lawn and decking area, enclosed by timber fencing to sides and rear side gated access .