



64 Butterwick Fields, Horwich, Bolton, BL6 5GZ

Positioned within one of the prime locations within this popular modern development. Overlooking Star Lodge to the front with distant views towards the hills. Four double bedrooms, three reception rooms plus attached double garage.

- PRIME LOCATION
- 0.5 MILES TO BLACKROD TRAIN STATION
- THREE INDIVIDUAL RECEPTION ROOMS
- ENSUITE, MAIN BATHROOM PLUS DSW
- MANCHESTER COMMUTER BELT
- POSITIONED WITH OPEN VIEW OVER THE NEARBY LODGE
- DISTANCE TO HORWICH
- FOUR DOUBLE BEDROOMS
- LARGE DOUBLE GARAGE
- GREAT ACCESS INTO THE COUNTRYSIDE



£400,000

64 BUTTERWICK FIELDS, HORWICH, BOLTON, BL6 5GZ

Located within a prime plot within this consistently popular modern development just off Crown Lane in Horwich.

This home is one of just a small number of detached homes which immediately face Star Lodge and also have views towards the hills in the distance.

The current and original layout offers great flexibility with three individual reception rooms and kitchen with separate utility.

Should open plan living be desired it is worth noting that the second reception room is parallel with the kitchen and opens to the garden.

As this is one of the largest designs within the development, the bedrooms offer generous proportions and are each double size. The master bedroom is served by an ensuite with the further three bedrooms having access to the family bathroom and there is also a ground floor WC.

The rear garden has been landscaped to create an ideal entertaining area and a particularly strong characteristic of this design is the attached and substantial double garage.

The property is Leasehold for a term of 999 years from 1st January 2000 subject to the payment of a yearly Ground Rent of £

Council Tax is Band E - £2,660.90

THE AREA

Butterwick Fields is a modern development located between Horwich and Blackrod and has excellent access to Blackrod train station which is on the mainline to Manchester. The modern development has achieved consistent rates of sale over the years and in particular this home, which is located close to Star Lodge is classed as one of the strongest positions within the development.

For those not familiar with the town, Horwich has a small centre with a good variety of largely independently owned shops and services together with cafes, pubs and restaurants. A consistently strong feature of the town is the surrounding countryside which includes a stretch of the West Pennine moors and a number of reservoirs, whilst the nearby village of Adlington plays host to a stretch of the Leeds Liverpool canal. This balance of surrounding countryside yet convenient access to the aforementioned train station and also links to the M61 attract many people to settle within the area. The town offers several nurseries, primary and secondary schools.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

5' 11" x 13' 8" (1.80m x 4.17m) Stairs to the first floor. The under stairs has been opened up to create good storage.

Ground Floor WC

3' 10" x 6' 11" (1.17m x 2.11m) Gable window. WC with concealed cistern. Wall mounted hand basin.

Reception Room 1

14' 1" (max) x 16' 2" (4.29m x 4.93m) Positioned to the front of the property with a boxed bay and looks to the lodge at the front and hills beyond the rooftops opposite.

Reception Room 2

8' 10" x 11' 3" (2.69m x 3.43m) French doors to the rear.

Reception Room 3

7' 0" x 6' 2" (2.13m x 1.88m) Located to the front of the property with a gable window. This room could be used as a study or playroom.

Kitchen

15' 11" x 8' 10" (4.85m x 2.69m) Positioned to the rear and runs parallel with the second reception room. Two rear facing windows. Designed to include a breakfast bar area. Space for tall fridge freezer. Double oven. Hob.

Utility Room

5' 8" x 7' 0" (1.73m x 2.13m) Glass paneled door. Boiler. Additional storage.

First Floor

Landing

With loft access.

Bedroom 1

11' 1" x 9' 9" (3.38m x 2.97m) (the measurements do not include the depth of the wardrobes or the entrance area that you walk into) Double bedroom positioned to the front with the view of the lodge and hills beyond the rooftops opposite. Fitted robes.

En-Suite

6' 0" x 5' 2" (1.83m x 1.57m) Window to the front. WC. Shower. Hand basin with vanity unit. Fully tiled walls and floor.

Bedroom 2

11' 1" x 9' 5" (3.38m x 2.87m) (measured to the front of the robes) Double bedroom positioned to the rear. Fitted robes

Bedroom 3

9' 10" x 12' 9" (3.00m x 3.89m) Double bedroom positioned to the front with the view of the lodge and hills beyond the rooftops opposite.

Bedroom 4

6' 9" x 10' 1" (2.06m x 3.07m) Double bedroom positioned to the rear with window to the garden.

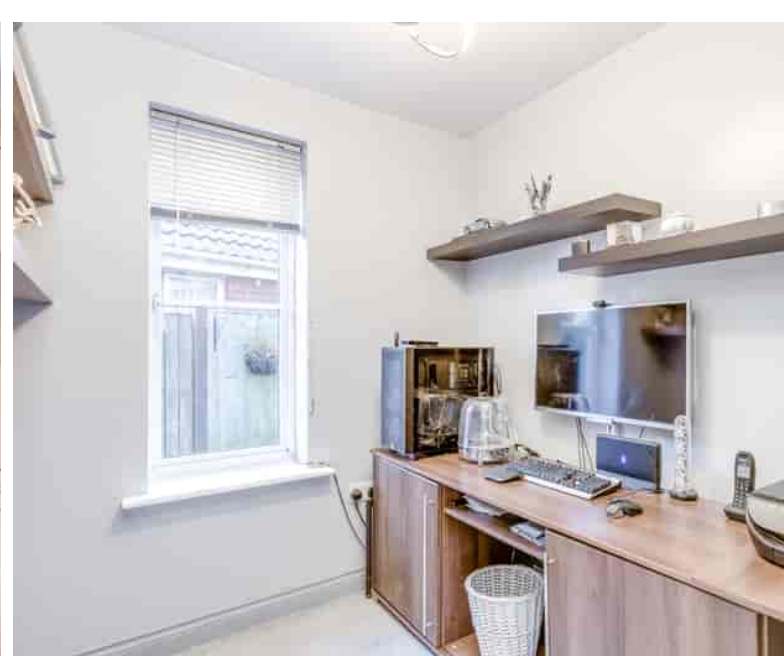
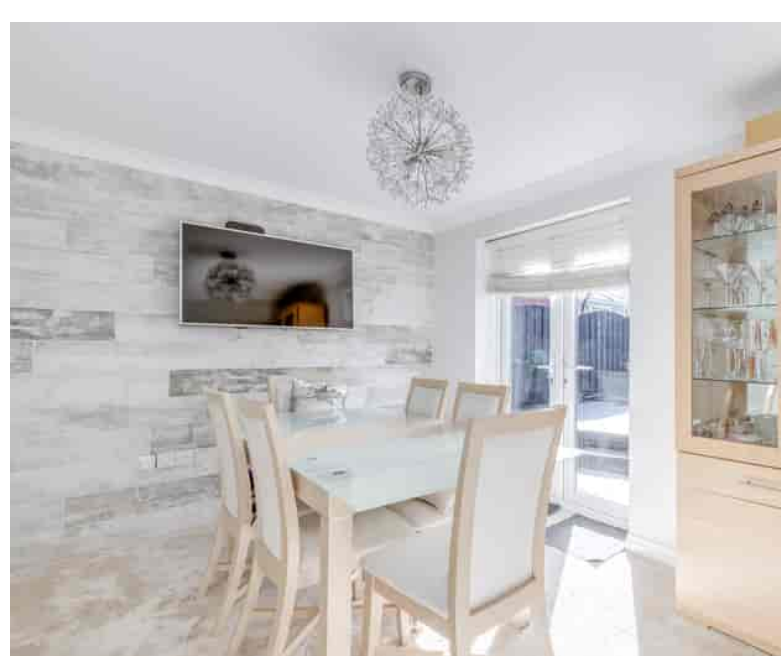
Bathroom

9' 3" x 5' 6" (2.82m x 1.68m) This room has been enlarged from its original design. Individual bath. WC. Hand basin with vanity unit. Fully tiled to the walls and floor.

Exterior

Garage

17' 6" x 17' 7" (5.33m x 5.36m) Twin up and over doors. Power. Lighting.

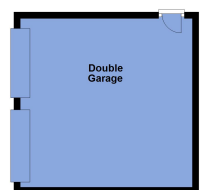
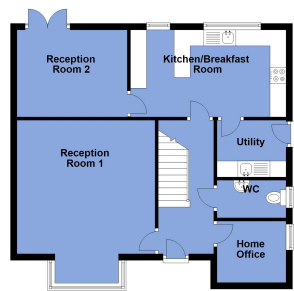




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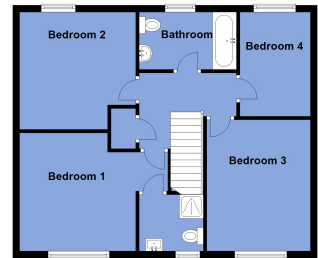


Ground Floor



Total area: approx. 149.1 sq. metres (1604.4 sq. feet)
THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING. DWT IS AN APPROXIMATE GUIDE
Plan produced using PlanIt360

First Floor



| Energy Efficiency Rating | | Current | Potential |
|---|----------|--------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-100) | A | | 83 |
| (81-91) | B | | |
| (69-80) | C | 73 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive | 83 |

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