



*Butterwick Fields*

Horwich

**Miller Metcalfe**  
*Every step of the way*



# Butterwick Fields

Horwich

Semi Detached



3



1

EPC Rating - To be confirmed

\*\*\* FANTASTIC FIRST TIME BUY \*\*\* THREE BEDROOMS, GARDENS TO FRONT & REAR, DRIVEWAY FOR THREE CARS, NOT OVERLOOKED TO THE REAR \*\*\* WALK IN CONDITION \*\*\*

Welcome to Butterwick Fields, a popular residential estate just off Crown Lane in Horwich, a short walk or drive to Blackrod Train station, 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.

This three bedroom property is in walk in condition and would ideally suit a first time buyer or small family. In brief the property comprises, entrance hall with downstairs wc, door leading into the spacious lounge with stairs to the first floor. Flowing into the modern fitted kitchen/diner with cream gloss wall and base units, fitted appliances include oven, hob and extractor. Space for washing machine & fridge/freezer. Patio doors leading into the garden.

Rising to the first floor there are three good sized bedrooms, bedroom two benefits from fitted furniture and loft access. The modern fitted three piece bathroom completes the internal accommodation.

Externally, a driveway for several cars runs to the down the side of property with an electric charging point. The garden to the rear is private and not overlooked, with a decked and laid to lawn area and shed.

## TENURE

Tenure  
Leasehold  
Lease Start Date  
29 Nov 2001  
Lease End Date  
01 Jan 3000  
Lease Term  
999 years from 1 January 2001  
Lease Term Remaining  
976 years

## COUNCIL TAX

Band: B  
Annual Price: £1,524

## MOBILE COVERAGE

EE - High  
Vodafone - Medium  
Three - Medium  
O2 - Medium

## BROADBAND

Basic  
16 Mbps  
Superfast  
500 Mbps

## SATELLITE / FIBRE TV AVAILABILITY

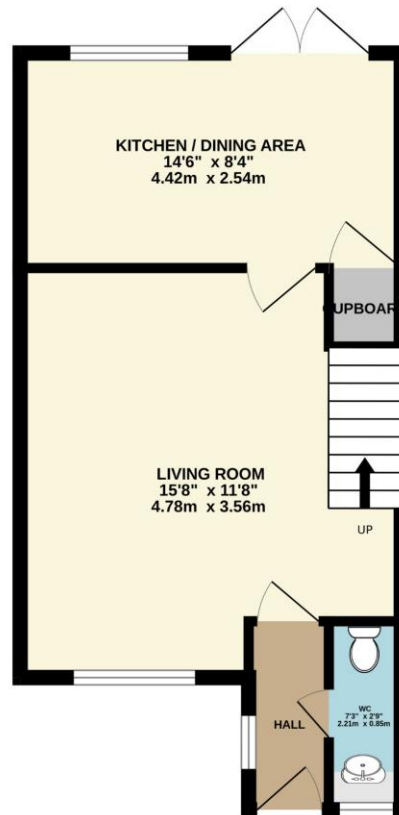
BT - Yes  
Sky - Yes  
Virgin - No



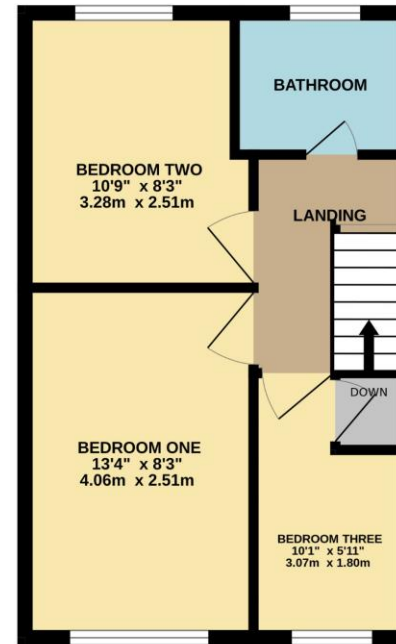




GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



BUTTERWICK FIELDS, HORWICH, BOLTON. BL6 5GY

TOTAL FLOOR AREA: 734 sq.ft. (68.2 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.  
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