



Butterwick Field

Horwich

Miller Metcalfe
Every step of the way

Butterwick Field

Horwich

Detached



EPC Rating - To be confirmed

The property is located opposite to Star Lodge within the popular Butterwick Fields development and is positioned within a corner plot.

This property makes an ideal home for a growing family given the generous size and space on offer. The modern fitted kitchen and dining area is a particularly strong feature of the home, finished with high gloss units, integral appliances to include, Neff microwave, Neff double oven, Bosch dishwasher, Induction hob & extractor, wine chiller and complimented with contrasting surfaces and tiled elevations. This area opens into the dining room overlooking the rear garden and the flexible ground floor layout is complemented by a large formal lounge plus separate study.

As you would expect from a house of this type there is also a ground floor wc and separate utility.

Rising to the first floor, the master host is own modern three-piece en-suite shower room lined with contrasting floor & wall tiles. The further three double bedrooms have use of the modern fitted three-piece family bathroom, comprising, jacuzzi bath, low level w/c and vanity sink completed with tiled flooring and tiled elevations.

The outdoor space is proportionate to the internal accommodation with a double driveway leading an excellent double garage and a delightful, landscaped garden to the rear, your private sanctuary to relax and enjoy, not too big to be a chore but perfectly private and fully enclosed. Designed with relaxation in mind, this garden has a neat patio area lined with porcelain tiles to enjoy your morning cuppa or to catch the sun throughout the day.

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, located opposite to Star Lodge classed as one of the strongest positions within the development. The balance of surrounding countryside yet convenient access to the 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.

TENURE

Leasehold

Lease Start Date

30 May 2002

Lease End Date

01 Jan 2999

Lease Term

999 years from 1 January 2000

Lease Term Remaining





975 years

COUNCIL TAX

Band: E
Annual Price:
£2,625

MOBILE COVERAGE

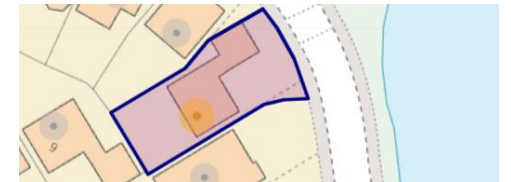
EE - High
Vodafone - Medium
Three - Medium
O2 - Medium

BROADBAND

Basic
16 Mbps
Superfast
80 Mbps
Ultrafast
1000 Mbps

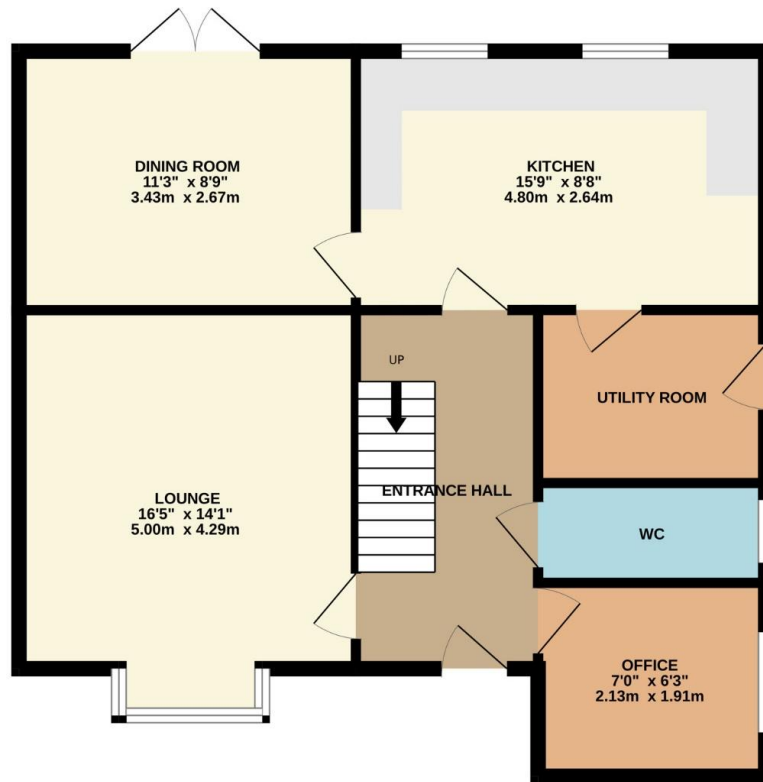
SATELLITE / FIBRE TV AVAILABILITY

BT - Yes
Sky - Yes
Virgin - No

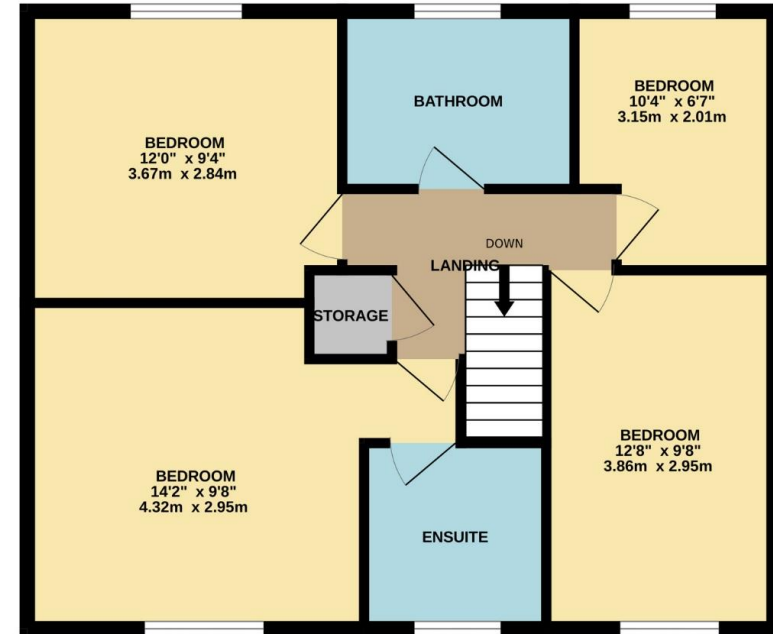




GROUND FLOOR
718 sq.ft. (66.7 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TOTAL FLOOR AREA : 1390 sq.ft. (129.1 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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