

6 Napier Drive, Horwich, Bolton, Greater Manchester, BL6 6FZ



Offers In The Region Of £169,950

A three bedroom mews residence offered with no onward chain in good decorative order throughout briefly comprising, porch, W.C., open plan lounge diner, fitted kitchen, landing leading to three bedrooms and a three piece bathroom suite. Garden/patio area to rear, two allocated parking spaces, viewing essential.

- Three Bedrooms
- Open Plan Lounge Diner
- Patio access to Garden
- No Chain
- Allocated Parking
- EPC Rating C



Situated on Napier Drive, this superb mews residence offered with no onward chain in good decorative order throughout and set close to amenities both in the centre of Horwich and Middlebrook retail park. The property offers porch, W.C., open plan lounge diner, fitted kitchen, landing leading to three bedrooms and a three piece bathroom. Externally a lawn and patio garden also additional allocated parking in secure gated access. The property also benefits from having double glazed windows and gas central heating and located within easy reach to local schools, motorway access, bus routes and train station. Internal viewing is recommended to fully appreciate.



Porch

Door to porch with window to side aspect, door to lounge, door to W.C.

WC

Access from porch with low level W.C., vanity wash basin, wall mounted radiator, double glazed window to front elevation.

Lounge/Diner 23'11" x 14'5" (7.28m x 4.40m)

Open plan lounge diner with double glazed bay window to front elevation, power points, stairs rise to upper level, wall mounted radiator, French doors lead to rear garden, door to kitchen, under stairs storage cupboard.



Kitchen 10'3" x 6'3" (3.13m x 1.91m)

Modern styled fitted kitchen with a range of wall and base units with contrasting work surfaces with integrated oven with four hob gas burner and overhead extractor, inset single drainer sink with mixer tap, power points, wall mounted radiator, double glazed window to rear.



Landing

stairs rise to upper level, doors lead to further accommodation, storage cupboard.

Bedroom 1 8'10" x 11'1" (2.69m x 3.37m)

Situated towards the front aspect fitted with wardrobes providing storage and hanging space, power points, wall mounted radiator, double glazed window.

Bedroom 2 9'6" x 7'10" (2.90m x 2.39m)

Accessed off the landing to bedroom two with power points, wall mounted radiator, double glazed window.

Bedroom 3 6'5" x 6'3" (1.96m x 1.91m)

Positioned to the rear aspect with double glazed window, wall mounted radiator, power point.



Bathroom

Three piece suite with low level W.C., pedestal mounted vanity wash basin with mixer tap, panelled bath with shower over and screen, wall mounted radiator, double glazed frosted window.

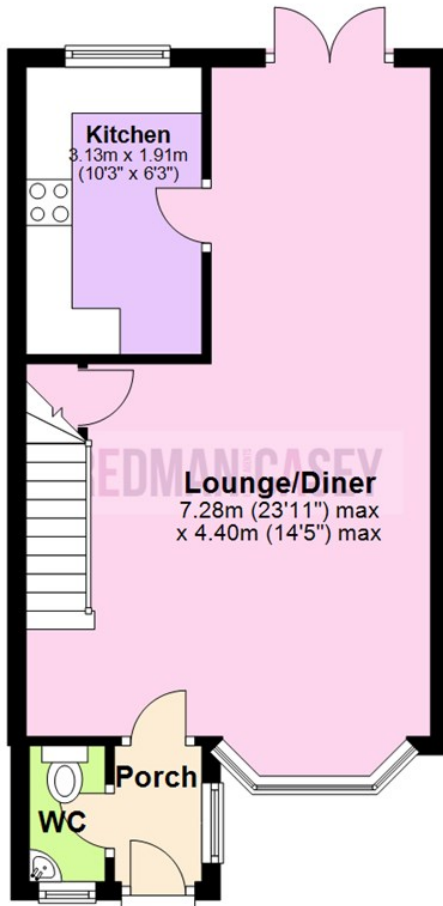
Outside

Seasonal plants to front with railings and to the rear a stone flagged patio and garden with traditional borders.



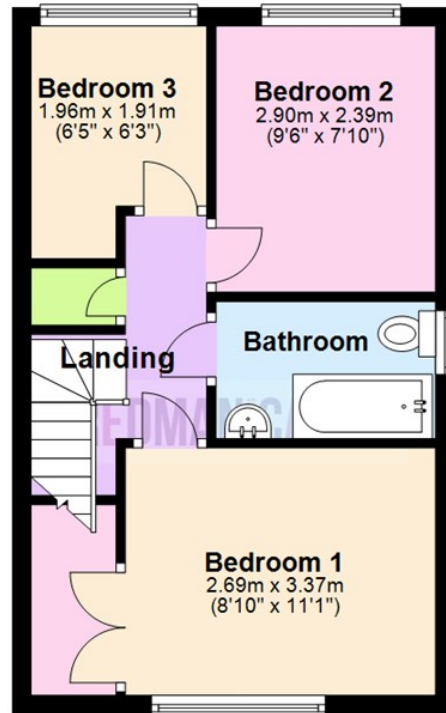
Ground Floor

Approx. 33.7 sq. metres (362.7 sq. feet)



First Floor

Approx. 32.0 sq. metres (344.5 sq. feet)



Total area: approx. 65.7 sq. metres (707.2 sq. feet)

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		91
(81-91) B		
(69-80) C	77	
(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 (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

