

33 Napier Drive, Horwich, Bolton, BL6 6FZ



Offers In The Region Of £175,000

Well presented three bedroom end town house located in a cul de sac close to local amenities, shops , schools and transport links for both road and rail. The property offers excellent accommodation with two reception rooms two double bedrooms and a single family bathroom and downstairs w.c. South facing gardens to the rear with lawned area and patio, two parking spaces to the front. Early viewing is highly recommended to appreciate all that is on offer.

- Three Bedroom Town House
- Two Receptions
- Ideally Located
- Cul De Sac Position
- Fitted Kitchen
- EPC Rating C



Located at the head of a cul de sac this modern three bedroom end town house was built by Jones homes in 2013 and has the remainder of the 10year NHBC warranty still in place. The property offers excellent accommodation and comprises:- Hall, w.c. Lounge, dining room archway to fitted kitchen. to the first floor there are three bedrooms two of which have fitted wardrobes. Family bathroom with three piece white suite. Outside there are south facing gardens to the rear with lawned area and paved patio. To the front there is a small open plan garden area with shrub beds and two parking spaces. the property is gas central heated and double glazed throughout and offers fantastic access to local shops schools and transport links, viewing is essential to appreciate all on offer.

Hall

Radiator, double glazed entrance door, door to:

WC

UPVC frosted double glazed window to front, fitted with two piece modern white suite comprising, corner wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, radiator.

Lounge 14'2" x 13'4" (4.31m x 4.06m)

UPVC double glazed bay window to front, Storage cupboard, radiator, double radiator, carpeted stairs to first floor landing, uPVC double glazed french to garden, door to:

Dining Room 7'4" x 10'4" (2.24m x 3.15m)

UPVC double glazed bay window to front, double radiator, open plan to:

Kitchen 6'6" x 10'4" (1.97m x 3.15m)

Fitted with a matching range of modern base and eye level units with underlighting, drawers and contrasting worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine and dishwasher, space for fridge/freezer, built-in eye level electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, vinyl flooring, wall mounted gas boiler serving heating system and domestic hot water.

Landing

UPVC double glazed window to rear, door to:

Bedroom 1 8'1" x 13'9" (2.46m x 4.19m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.



Bedroom 2 8'1" x 9'11" (2.46m x 3.02m)

UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising two built-in double wardrobes with hanging rails and shelving, radiator.

Bedroom 3 5'10" x 10'8" (1.77m x 3.25m)

UPVC double glazed window to rear, built-in storage cupboard, radiator, door to:

Bathroom

Fitted with three piece modern white suite comprising deep panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, uPVC frosted double glazed window to rear, radiator, laminate flooring.

Outside

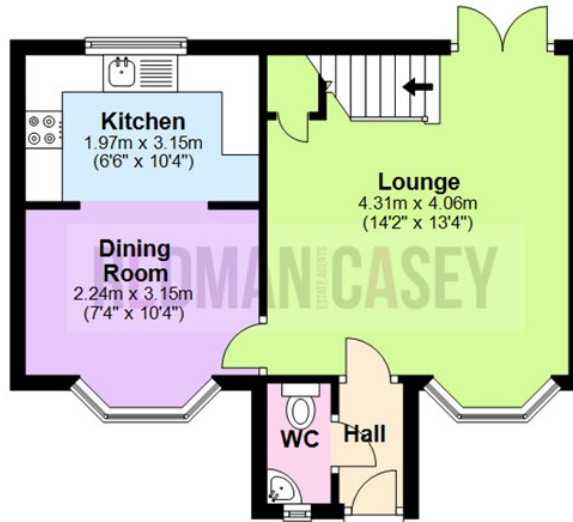
Open plan front garden, double width tarmac driveway to the front with car parking space for two cars with mature flower and shrub borders.

Rear garden, enclosed by timber fencing to rear and sides, paved sun patio with lawned area, timber garden shed, side gated access.



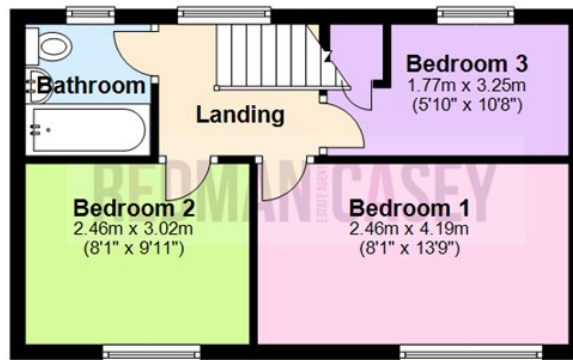
Ground Floor

Approx. 35.0 sq. metres (377.3 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.1 sq. feet)



Total area: approx. 66.7 sq. metres (718.4 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		90
(81-91) B		
(69-80) C	76	
(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		92
(81-91) B		
(69-80) C	78	
(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	

