REDMAN CASEY ESTATE AGENTS

8 Napier Drive, Horwich, Bolton, BL6 6FZ

Offers Over £180,000

Superb, deceptively spacious town house. Ideally located for access to local amenities, schools and transport links, this property requires an internal inspection to appreciate what is on offer, with generous open plan living accommodation, modern kitchen, two double beds, superb bathroom enclosed rear gardens and secure private gated parking for two cars . Sold with no chain and vacant possession. Viewing is essential.

- Modern Two Bedroom Townhouse
- 2 Generous Double Bedrooms
- Private Gated Parking for 2 Cars
- Vacant Possession
- EPC Rating C
- Deceptively Spacious
- Open Plan Living
- Sold With No Chain
- Earley Viewing Advised
- Council Tax Band B

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Located within easy access to local amenities this modern two bedroom mid town house offers excellent accommodation comprising : Hall, w.c. Lounge open plan to dining area, kitchen fitted with a range of modern base and wall units with built in cooker. To the first floor there are two generous double bedrooms and bathroom with three piece white suite. Outside there is small enclosed front garden. To the rear there is an enclosed rear garden with lawned and patio area, side and rear gated access ;leading to a secure gated private parking area with allocated parking for 2 cars. Viewing is essential to appreciate all on offer. Sold with no chain and vacant possession.

Hall
Radiator, karndean flooring, 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, karndean flooring.

Lounge/Diner 25'7" x 14'6" (7.79m x 4.43m)
UPVC double glazed window to front, built-in under-stairs storage cupboard, two double radiators, karndean flooring, carpeted stairs to first floor landing, uPVC double glazed french doors to garden, open plan kitchen, door to:

Kitchen 8'1" x 6'9" (2.47m x 2.06m)
Fitted with a matching range of beech effect base and eye level units with underlighting, drawers, cornice trims and contrasting round edged worktops, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, space for fridge/freezer and slimline dishwasher, built-in electric fan assisted oven, four ring gas hob with extractor hood over, uPVC double glazed window to rear, karndean flooring.

Landing
Door to:

Bedroom 1 11'7" x 11'1" (3.52m x 3.39m)
UPVC double glazed bay window to front, radiator, karndean flooring, door to Storage cupboard, built-in over-stairs storage cupboard.

Bedroom 2 9'5" x 14'5" (2.87m x 4.40m)
UPVC double glazed window to rear, radiator, karndean flooring.

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Bathroom
Fitted with three piece modern white suite comprising deep panelled bath with shower over and folding glass screen, inset wall mounted wash hand basin with mixer tap and tiled splashback and low-level WC, ceramic tiling to three walls, uPVC frosted double glazed window to front, radiator, karndean flooring.

Outside
Front garden, enclosed by fencing to front and sides, paved pathway leading to front entrance door with gravelled area and shrub borders, wrought iron gated access.
Rear garden, enclosed by timber fencing to rear and sides, rear side gated access with lawned area and paved pathway private gated parking area to rear accessed via remote controlled gates parking for two cars allocated to the property.

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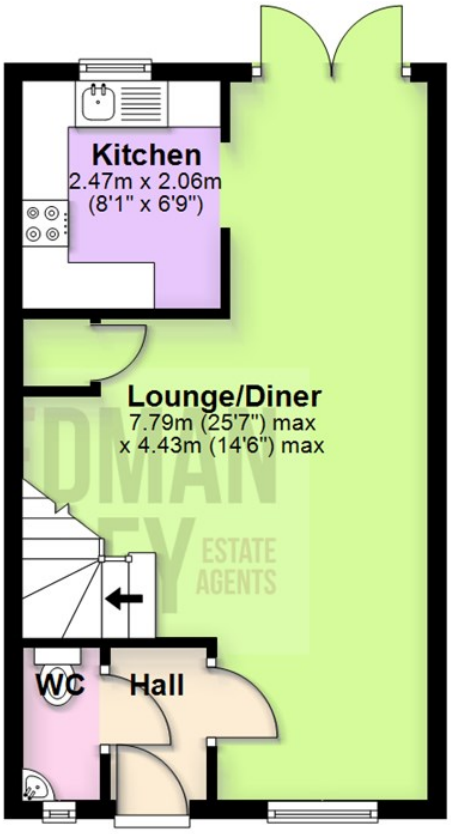
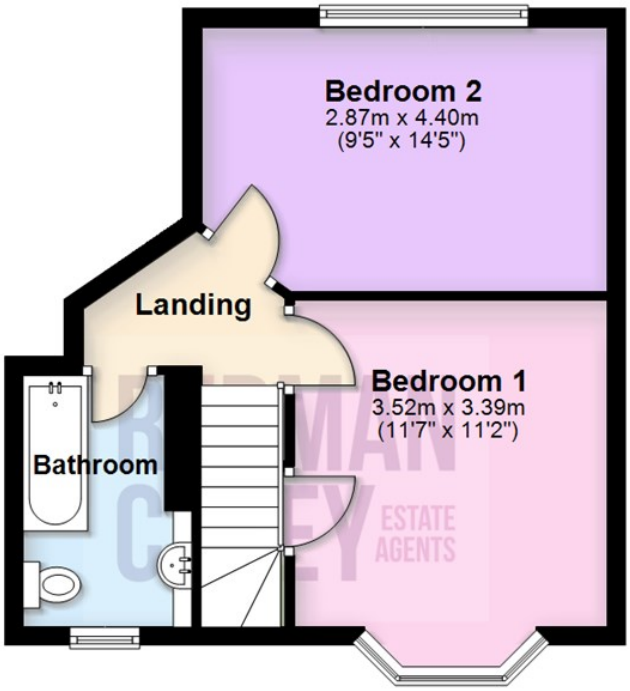
Ground Floor
Approx. 34.2 sq. metres (367.6 sq. feet)



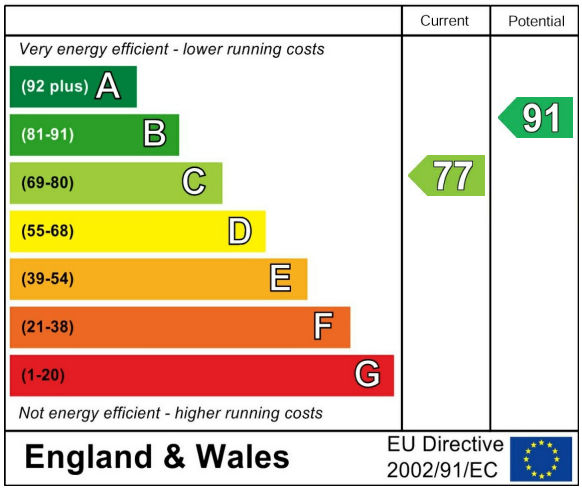
First Floor
Approx. 35.3 sq. metres (380.4 sq. feet)



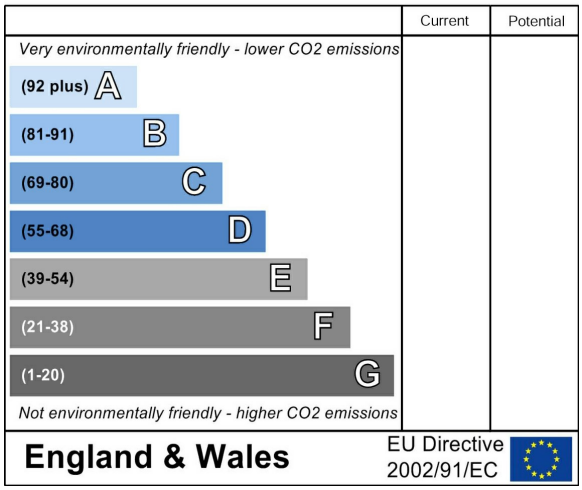
Total area: approx. 69.5 sq. metres (748.0 sq. feet)

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



Environmental Impact (CO_2) Rating



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