

76 Napier Drive, Horwich, Bolton, BL6 6GF

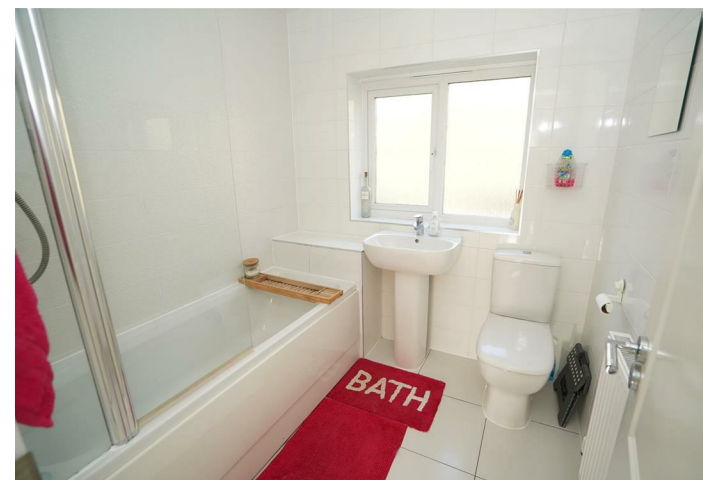
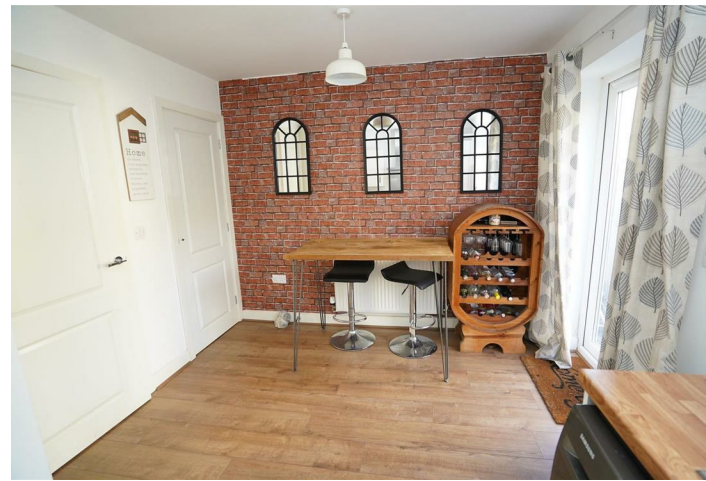
Built by Jones Homes in 2016 this deceptively spacious three bedroom detached property offers superb accommodation throughout. The interior offers spacious reception rooms downstairs wc and large kitchen diner fitted with a range of modern white units. to the first floor there are three generously proportioned bedrooms and family bathroom. to the outside there is a private rear garden that is not over looked and backs onto woodland. Double length driveway to the side and open plan garden to the front. The property is sold with no onward chain and vacant possession. Viewing is essential to appreciate all that is on offer.

Offers In The Region Of £290,000

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	78	
(69-80) C		
(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 (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	





Situated on this highly popular residential estate offering superb access to local amenities, Middlebrook retail park along with M61 motorway and train links at Lostock Parkway giving commuters the option for Manchester Preston and beyond. The property was built by Jones Homes in 2016 and is tucked away at the head of a cul de sac backing onto woodland. Well presented throughout and being offered for sale with no onward chain the property comprises : Porch, cloakroom w.c. Spacious lounge, fitted dining kitchen with 'French' doors to garden, to the first floor there are three generous bedrooms and family bathroom fitted with a white three piece suite. Outside there are open plan gardens to the front with double length driveway to the side and an enclosed garden to the rear with small paved patio and raised timber decking area. Viewing is

essential to appreciate all that is on offer.

Porch

Radiator, laminate flooring, double glazed composite 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, laminate flooring.

Lounge

14'5" x 15'1" (4.39m x 4.60m) UPVC double glazed window to front, two radiators, laminate flooring, stairs to first floor landing, door to:

Kitchen/Diner

9'6" x 15'1" (2.89m x 4.60m) Fitted with a matching range of modern white base and eye level

units with underlighting and drawers, stainless steel sink unit with single drainer and mixer tap, wall mounted concealed gas combination boiler serving heating system and domestic hot water, integrated fridge/freezer, plumbing for washing machine and dishwasher, built-in electric fan assisted double oven, four ring gas with extractor hood over, UPVC double glazed window to rear, radiator, laminate flooring, UPVC double glazed french doors to garden, door to built-in under-stairs storage cupboard.

Landing

Built-in over-stairs storage cupboard, radiator, door to:

Bedroom 1

12'6" x 8'8" (3.82m x 2.65m) UPVC double glazed window to front, radiator.



Bedroom 2

11'6" x 8'1" (3.51m x 2.46m) UPVC double glazed window to rear, radiator.

Bedroom 3

10'8" x 6'11" (3.24m x 2.11m) UPVC double glazed window to front, radiator.

Bathroom

Fitted with three piece modern

white suite comprising deep panelled bath with over and folding glass screen, pedestal wash hand basin with mixer tap and low-level WC, full height ceramic tiling to all walls, extractor fan, uPVC frosted double glazed window to rear, radiator, ceramic tiled flooring, ceiling with recessed spotlights.

Outside

Open plan front garden, tarmac driveway to the side with car parking space for two cars with paved pathway leading to front entrance door and mature flower and shrub borders. Private rear garden, enclosed by timber fencing to rear and sides, timber, decking and area with grassed area, side gated access, further raised timber decking area.