



Ground Floor



First Floor

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NAPIER DRIVE, HORWICH, BL6 6FZ



- Modern mews style home
- 2 double bedrooms
- No onward chain
- Close to excellent amenities & transport links
- Secure gated car park 2 spaces
- Enclosed garden
- Three piece family bathroom
- Viewing recommended



£210,000

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Incorporating: Wright Dickson & Catlow, WDC Estates



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A superb two bedroom modern mews style house with private land rear garden and two car parking spaces in a secure gated car park to the rear. Offered for sale with early vacant possession and no further upward chain delay. It is hoped a prompt completion can be arranged once the sale is agreed. Situated within walking distance of the Middlebrook retail and leisure Park, Chorley New Rd Primary School, St Joseph's High School, popular shops, restaurants, medical facilities and sporting / leisure facilities, the local amenities are first class. Horwich provides easy access to the M61 motorway and Horwich Parkway train station provides services to Manchester, Salford, Preston, Blackpool etc.

The property is very well presented throughout with high specification flooring to the ground floor and bedrooms with accommodation that extends to around 747 ft.², briefly comprising: entrance hallway, guest WC, open plan lounge diner, fitted kitchen, first floor landing, two double bedrooms and a white three-piece bathroom suite. Externally there is a pretty front garden, an enclosed lawn rear garden and we understand that there are two car parking spaces in the gated car park to the rear of the property. This may be an ideal first home, addition to a buy to let portfolio for a landlord or a perfect downsizing home. There is gas combination central heating, uPVC double glazing, a security alarm system and importantly the properties available with no further upward chain delay. Viewing comes with our highest recommendations, in the first instance there is a walk-through viewing video available to watch and then a personal viewing appointment can be arranged by calling Cardwells Estate Agents Bolton on 01204381281, emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Overall approximate floor area: The overall approximate floor area extends to around 747 ft.² with accommodation over two levels.

Entrance hall: 6' 2" x 3' 4" (1.870m x 1.022m) Double glazed entrance door, radiator, quality Karndean type flooring which flows from the reception hallway through the lounge diner, under the stairs and into the kitchen.

Guest w.c: 5' 4" x 2' 9" (1.623m x 0.847m) A modern white two piece suite comprising: dual flush WC and car wash hand basin, radiator, uPVC windows to the front with fitted blinds, extractor, neutral decorations.

Open plan lounge diner: 25' 7" x 14' 5" (7.796m x 4.382m) Measured at maximum point. uPVC window to the front with fitted blinds, uPVC double patio doors off to the rear garden, under stairs storage space off containing the alarm panel and fuse box, two radiators, neutral decorations, stairs off to the first floor.

Kitchen: 8' 0" x 6' 9" (2.440m x 2.059m) A quality fitted kitchen with range of matching: drawers, base and wall cabinets, oven/grill, gas hob and matching Bosch extractor over, stainless steel sink and drainer, concealed Glow Worm gas combination central heating boiler, ceramic wall tiling, uPVC window with all locks the rear garden complete with fitted blinds.

First floor landing: Measured at maximum points with carpet to the stairs and the landing, neutral decorations, fitted smoke alarm to the ceiling.

Bedroom 1: 13' 7" x 11' 0" (4.147m x 3.361m) Measured at maximum point into the uPVC bay window, quality flooring, radiator, built-in storage base, loft access point.

Bedroom 2: 14' 5" x 9' 5" (4.384m x 2.872m) Quality flooring, uPVC window to the rear complete with fitted blinds, radiator, neutral decorations.

Bathroom: 8' 6" x 5' 11" (2.585m x 1.811m) White three-piece bathroom suite comprising: flush WC, wash hand basin and bath complete with fitted glass shower screen and shower over the bath, quality flooring, radiator, ceramic wall tiling, uPVC window with fitted blinds, neutral decorations.

Garden: The rear garden is predominantly laid to lawn with a flat patio area and it's fully enclosed with fencing to 3 sides. There is a pedestrian gate to the rear of the garden which provides access to the car park to the rear.

Plot size: The overall approximate plot size extends to around 0.04 of an acre.

Chain details: The property is offered for sale with early vacant possession and no further upward chain delay, therefore it is hoped that a prompt completion can be arranged once the sale is agreed.

Parking: At the time of instruction our vendor client advises us that there are two car parking spaces within a gated car park to the rear of the property. We have asked for clarification on this and we understand that this will follow in due course.

Council tax: The property is situated within the borough of Bolton and as such the council tax is payable to Bolton Council, the council tax band rating is B, which is at an approximate annual price of around £1,763

Conservation area: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is not within a conservation area.

Flood risk information: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is regarded as having a "very low" risk of flooding.

Tenure: Cardwells Estate Agents Bolton pre-marketing research indicates that the property is leasehold enjoying a term of 999 years from 1st January 2008, approximately 982 years. Our clients advise the cost of this ground rent is around £160 per annum.

Management fees: The car park and grounds, gated access to the car park is managed by the Emerson group. Our clients advises that the annual cost of site maintenance is between £170 to £180 per annum.

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd.

