



4 Napier Drive, Horwich  
£235,000

**Miller Metcalfe**  
*Every step of the way*

## 4 Napier Drive

Horwich, Bolton

Well-Appointed Three Bedroom Semi-Detached Home Available With No Chain | Private Parking to the Rear Looking for space, convenience and practicality? This bright and airy semi-detached home on Napier Drive offers plenty of appeal and is ready to move straight in and enjoy. We believe the property would make an ideal purchase for a growing family seeking additional space to live and thrive. The home is well presented throughout, offering bright and comfortable living while also providing an excellent opportunity for a buyer to add their own personal touch. The accommodation includes three generously sized bedrooms, a spacious open-plan living area, a fitted kitchen and a convenient cloakroom. The property occupies an enviable plot with a well-maintained rear garden, along with the added benefit of two private parking spaces secured behind an electric gate. Situated just off Chorley New Road in Horwich, the property is ideally positioned close to a wide range of excellent amenities including shops, popular schools and supermarkets. Middlebrook Retail Park is within walking distance, offering a great selection of restaurants, bars and retail outlets. Transport links are also excellent, with the M61 motorway network and Horwich Parkway railway station providing convenient connections to Manchester and beyond.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

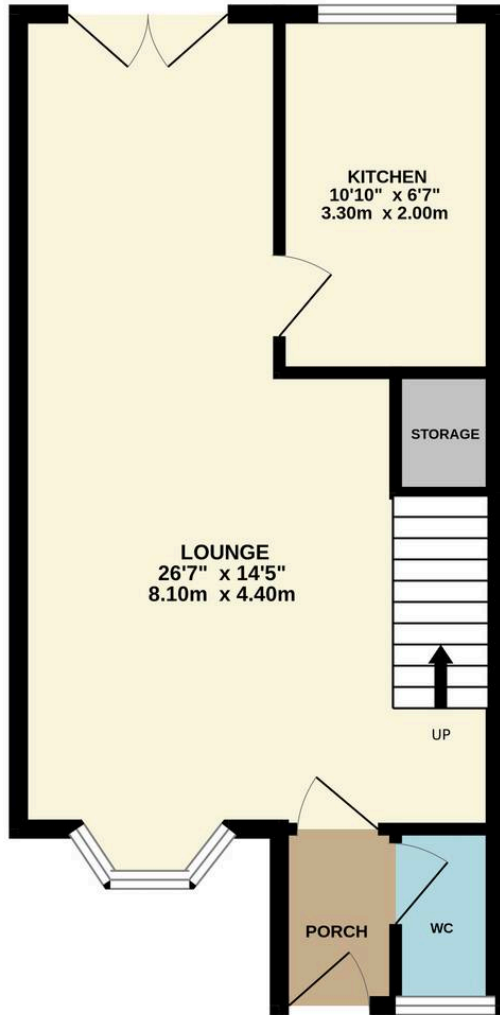




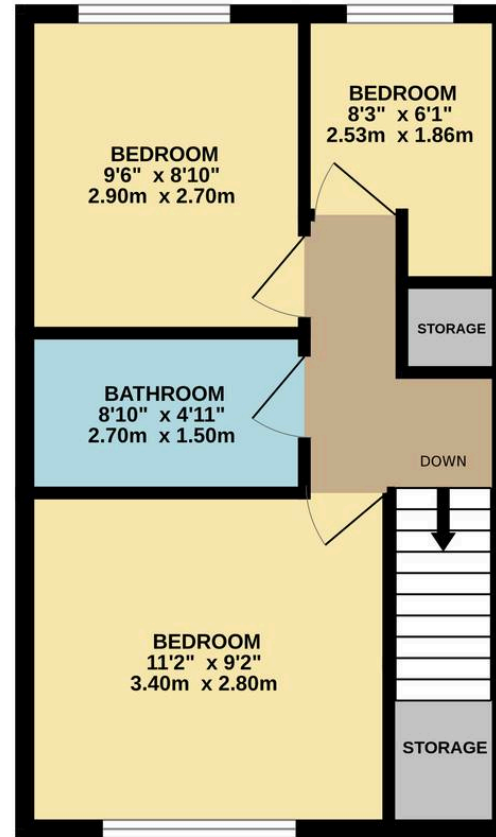




GROUND FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR  
370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 783 sq.ft. (72.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Bolton

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