



RESIDE
BOLTON



29 Napier Drive
Horwich, Bolton, BL6 6FZ

Offers Over £190,000

2 1 1 c

29 Napier Drive

Horwich, Bolton, BL6 6FZ

This well-presented two-bedroom mews-style home is situated on the popular development of The Meadows and offers comfortable living in a quiet residential area.

To the front of the property is a modern, fully fitted kitchen with ample storage and workspace, along with a convenient downstairs WC. The spacious rear lounge is bright yet provides privacy and outlooks onto the well-kept garden.

Upstairs, the property features two generous double bedrooms, both with built-in storage cupboards. The family bathroom is fitted with a three-piece suite including a shower over the bath. Externally, there is a driveway to the front providing off-road parking.

This attractive home is ideally located close to local shops, schools, and excellent transport links, making it a fantastic choice for first-time buyers, small families, or those looking to downsize.

The Meadows

The Meadows is a sought-after residential development in Horwich, known for its family-friendly homes with good amenities and transport links, including nearby Middlebrook Retail Park, Horwich Parkway station, and the M61 motorway. The development features a range of properties and benefits from being close to both urban amenities and open countryside.



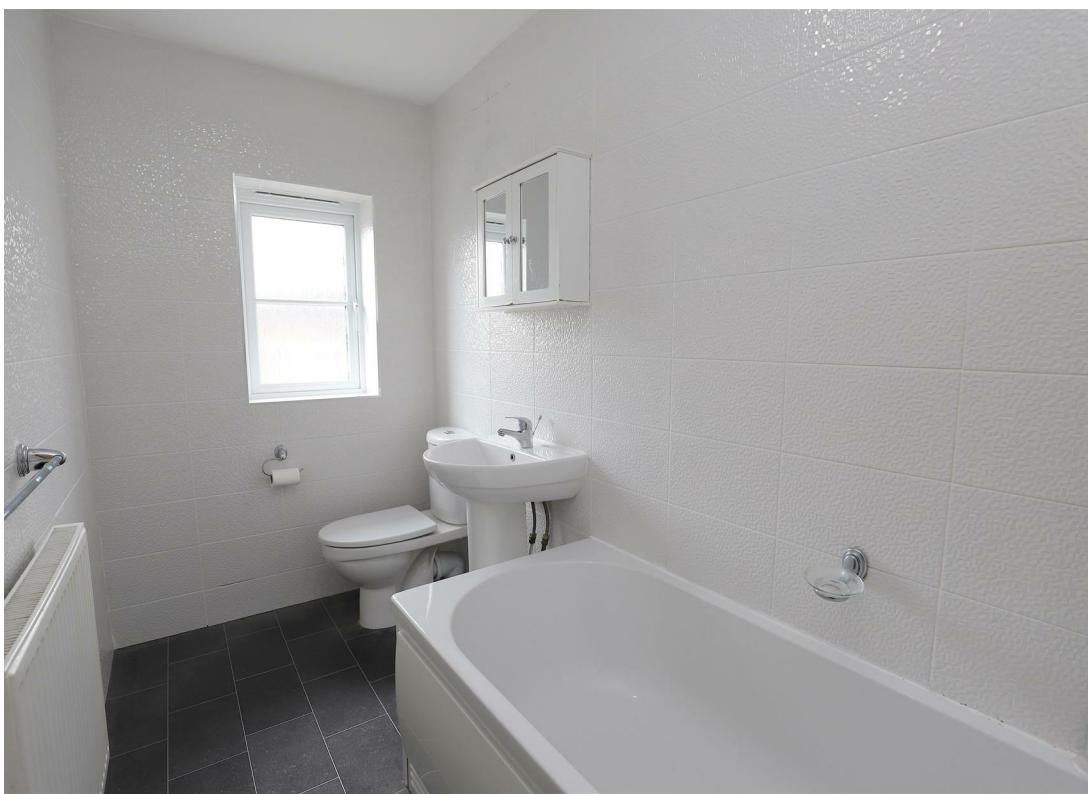
Local Area

Middlebrook Retail Park is a short walk away and is a standout destination with extensive retail, dining, entertainment, and sports facilities. Horwich Parkway train station offers connectivity throughout the north west with direct trains to Manchester Airport and Blackpool North. The M61 motorway network is a 2 minute drive away offering excellent links for commuters.

The Home

To the front of the property is a modern, fully fitted kitchen with ample storage and workspace, along with a convenient downstairs WC. The spacious rear lounge is bright yet provides privacy and outlooks onto the well-kept garden. Upstairs, the property features two generous double bedrooms, both with built-in storage cupboards. The family bathroom is fitted with a three-piece suite including a shower over the bath. Externally, there is a driveway to the front providing off-road parking.

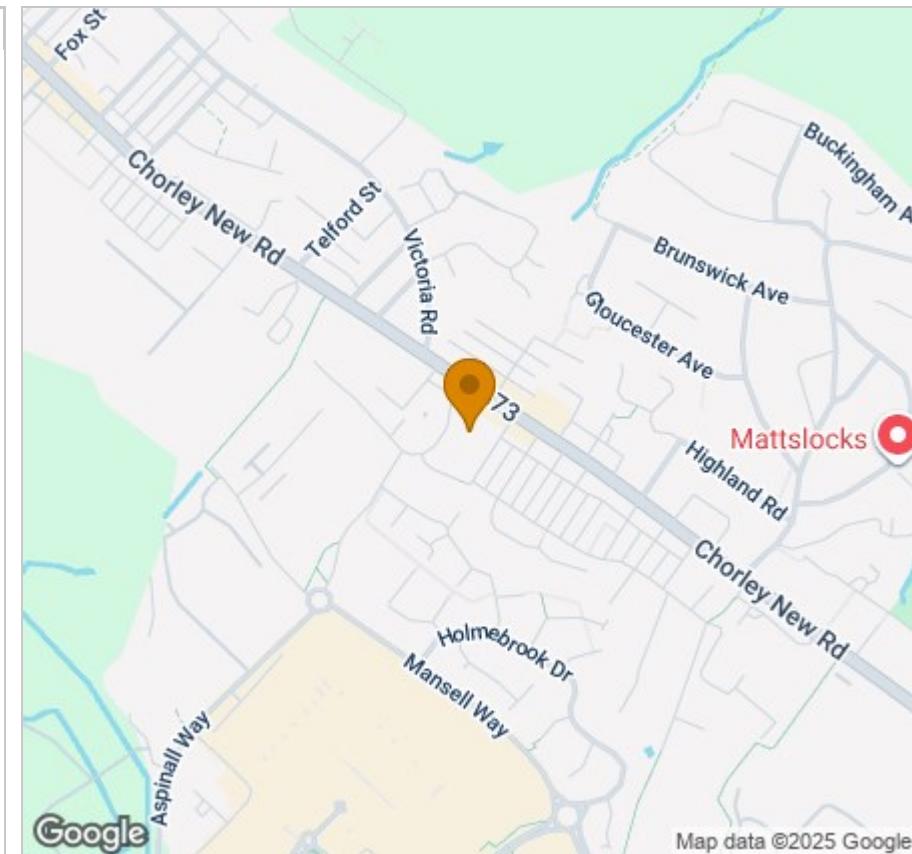
- Two double bedrooms with storage
- Spacious rear lounge offering privacy
- Convenient downstairs WC
- Three piece family bathroom
- Private driveway to the front
- EPC rating C
- Well presented throughout
- Short walk to Middlebrook Retail Park



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		91
(81-91) B	78	
(69-80) C		
(55-58) 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		

Viewing

Please contact our Reside Bolton Office on 0161 808 0408 if you wish to arrange a viewing appointment for this property or require further information.

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