



52 Napier Drive, Horwich, Bolton, BL6 6GF

Occupying a generous and wide corner plot with the benefits of a double driveway and configured with an open plan kitchen, living and dining area.

- OPEN PLAN LAYOUT
- WELL ORIENTATED GARDEN FOR AFTERNOON AND EVENING SUN
- IDEAL HOME FOR ENTERTAINING
- ONE OF A RELATIVELY RARE DESIGN
- JUNCTION 6 OF THE M61 WHICH IS APPROX 1.5 MILES AWAY
- GENEROUS PLOT
- CONTEMPORARY PRESENTATION
- MANCHESTER COMMUTE BELT
- HORWICH PARKWAY TRAIN STATION APPROXIMATELY ONE MILE AWAY



£295,000

52 NAPIER DRIVE, HORWICH, BOLTON, BL6 6GF

The Home:

Initially constructed with a slightly different configuration than other similar homes, this three-bedroom detached is sure to command good interest from a wide variety of buyers.

The ground floor layout is open plan style and benefits from windows to three sides together with French doors which open onto an overlook the West facing garden.

Additionally, the design includes an individual porch and ground floor WC.

To the first floor, there are three bedrooms, two of which are a double with the third being a nice sized single all of which have access to the family bathroom.

This design is one of just a few similar detached dwellings within the development and is ideal for those looking for a greater square footage than some of the news properties but not necessarily needing a four bedroom layout.

The sellers inform us that the property is Leasehold for a term of 999 from 1st January 2008 subject to the payment of a yearly Ground Rent of £

Council Tax Band Band C - £1,935.20

THE AREA

The Area:

The Meadows development is able to thrive due to its very convenient location which combines great access to motorway and train links, mainly junction 6 of the M61 which is approx 1.5 miles away and Horwich Parkway train station which is approximately one mile away. There are great commercial opportunities in the 'out of town' retail development which is within walking distance from the property and Horwich town centre is also around 1 mile away and includes a good variety of traditional shops and services. In general terms the town includes a number of childcare facilities, primary and secondary schools and also superb access to Rivington Country Park, which is approx. 2 miles away, this creates the backdrop to the town and includes a stretch of the West Pennine moors. An area that offers such great features should no doubt appeal to a discerning buyer and the development remains as popular today as it did during its early stages of construction.



ROOM DESCRIPTIONS

Ground Floor

Entrance Hallway

3' 1" x 6' 1" (0.94m x 1.85m)

Ground Floor WC

2' 10" x 5' 3" (0.86m x 1.60m) Corner hand basin and WC.

Reception Room 1

11' 5" x 13' 4" (3.48m x 4.06m) Reconfigured slightly so it is now open plan to the second reception area. Angled bay to the front. Two gable windows to the driveway. Stairs to the first floor.

Kitchen

6' 6" x 10' 3" (1.98m x 3.12m) U-shaped kitchen. Space for tall fridge freezer. Plumbing for washing machine. Integral oven, hob and extractor. Cupboard conceals the boiler.

First Floor

Landing

Window for natural light.

Bedroom 1

8' 2" x 13' 10" (2.49m x 4.22m)

Bedroom 2

9' 9" x 8' 3" (2.97m x 2.51m)

Bedroom 3

10' 5" x 5' 9" (3.17m x 1.75m) Window to the side garden area. Over stairs storage.

Bathroom

5' 6" x 5' 6" (1.68m x 1.68m) Positioned to the rear with window to the garden. Fully tiled walls and floor. WC. Hand basin. Bath with shower from mixer.

Exterior

Driveways/Gardens

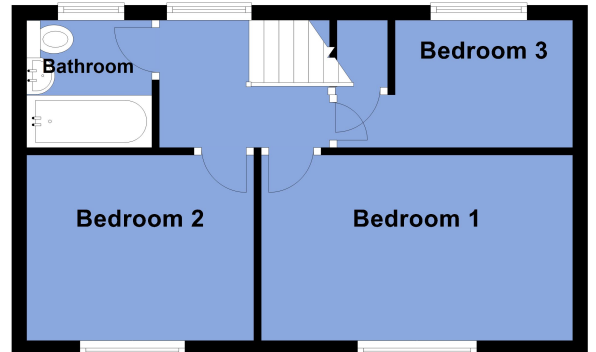
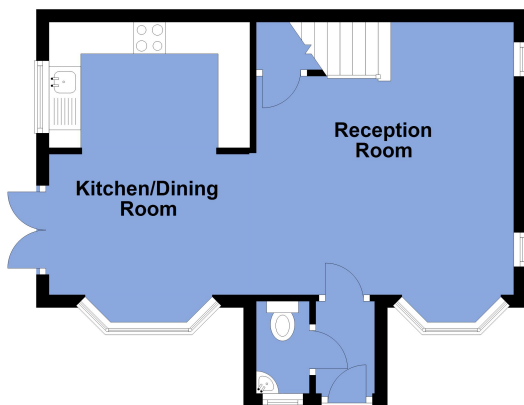
Double driveway to the side, plus additional side garden.

Pat to the rear garden which is enclosed by a shaped wall to two sides. Mature plants and shrubs. Lawned area plus patio to the rear.





Ground Floor



Total area: approx. 66.4 sq. metres (715.1 sq. feet)
 THIS FLOOR PLAN IS FOR ILLUSTRATION ONLY AND IS NOT A SCALE DRAWING, SQFT IS AN APPROXIMATE GUIDE
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive	95/100

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