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NAPIER DRIVE, HORWICH, BL6 6FZ



- Beautiful mews home
- Modern kitchen, fitted less than a year
- Two double bedrooms
- Open plan living/dining room
- Three piece bathroom suite
- Cloakroom/w.c
- Secure gated parking for two cars
- Close to many amenities and commuter routes



£210,000

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T: 01204 381 281
E: bolton@cardwells.co.uk

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14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
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Incorporating: Wright Dickson & Catlow, WDC Estates

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Immaculately presented modern mews home situated close to many local amenities and commuter routes. Just within a short walk the amenities are plentiful with the Middlebrook Retail Park and its many shops and restaurants or, even closer, you have many more shops on Chorley New Road including a Co-op, Greenhalgh's, newsagents, dentists and more. The property is also well placed for the commuter with the M61 motorway network and Horwich Parkway train station just a few gears changes away. Children are also catered for with a number of well regarded schools nearby at both primary and secondary levels. Internally, the property is very well presented and comprises an entrance hallway, cloakroom/wc, living/dining room and modern kitchen, fitted less than a year ago, to the ground floor with two large double bedrooms and a three piece bathroom suite to the first floor. Externally there are flowerbeds to the front the property and to the rear there is a flagged patio area with lawned garden, flower beds and a flagged path leading to a gate which in turn leads to two designated car parking spaces within a secure gated complex accessed via electric gates to the rear. This property is beautifully presented throughout so for further information and to arrange a viewing contact Cardwells Estate Agents Bolton 01204381281 Email bolton@cardwells.co.uk or visit www.cardwells.co.uk

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Entrance hallway: Ceiling light point, radiator.

Cloakroom./w.c: 5' 4" x 2' 9" (1.63m x 0.85m) Ceiling light point, double glazed window to the front, wc, wash hand basin, radiator

Living/dining room: 25' 7" x 11' 7" (7.81m x 3.54m) Ceiling light points, double glazed window to the front, double glazed French doors leading to the rear garden, living flame effect electric fire and surround, radiator, under stairs storage.

Kitchen: 8' 0" x 6' 9" (2.45m x 2.07m) Ceiling light points, double glazed window overlooking the rear garden, range of fitted wall and base units with complimentary work surfaces, integrated extractor fan, gas hob, electric oven, integrated dishwasher and bin, sink with mixer tap and drainer, space for a washer/dryer, fridge freezer, laminate effect flooring.

Landing: Ceiling light point.

Bedroom 1: 11' 7" x 10' 11" (3.53m x 3.34m) Ceiling light point, double glazed bay window with plantation blinds to the front, radiator, loft access which is part boarded.

Bedroom 2: 14' 5" x 9' 5" (4.39m x 2.86m) Ceiling light point, radiator, double glazed window overlooking the rear garden.

Bathroom: 8' 5" x 5' 11" (2.56m x 1.80m) Ceiling light point, three piece suite incorporating a wc, sink, panelled bath with mixer tap and shower above, tiled splashback to the walls, wall mounted vertical ladder radiator, double glazed window to the front.

Outside: To the front of the property there are flowerbeds and to the rear there is a flagged patio area with lawned garden, flower beds and a flagged path leading to a gate which in turn leads to two designated car parking spaces within a secure gated complex accessed via electric gates.

Viewings: Please contact Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is Leasehold. 999 years from 1 January 2008. We are advised the ground rent is £150 per annum. There is a service charge of £130 per annum for car parking and lighting.

Council tax: Cardwells estate agents Bolton research indicates the property is band B £1763

Flood risk information: Cardwells estate agents Bolton research indicates the property is in a very low flood risk area.

Conservation area: Cardwells estate agents Bolton research indicates the property is not in a conservation area.

Thinking of selling or letting in Bolton: If you are thinking of selling or letting a property, perhaps Cardwells Estate Agents Bolton can be of assistance? We offer free property valuations, which in this ever-changing property market may be particularly helpful as a starting point before advertising your property for sale. Just call us on (01204) 381281, email: bolton@cardwells.co.uk or visit: www.cardwells.co.uk and we will be pleased to make an appointment to meet you. It's likely we have potential buyers already on file who we can contact as soon as the property is marketed with us.

Arranging a mortgage: Cardwells Estate Agents Bolton can introduce you to independent financial advisors who have access to the whole of the mortgage market. We would be pleased to be of assistance and if you would like us to help these are the contact details: Cardwells Estate Agents Bolton on (01204) 381281, emailing: bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk

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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

