



Napier Drive, Bolton, BL6 6FZ

£1,075 PCM

Keenans Lettings are delighted to offer this three bedroom property to the rental market. The property is located in Horwich and benefits from off road parking and front and rear gardens. Viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- End Townhouse
 - Fitted Kitchen
 - Off Road Parking
- Three Bedrooms
 - Guest Cloakroom
- Two Reception Rooms
 - Front and Rear Gardens

INTRODUCTION

Keenans Lettings are delighted to offer this three bedroom end townhouse to the rental market. Located in Horwich, the property is ideally positioned for access to Middlebrook Retail Park, Horwich Golf Club and within close proximity to commuter links via the M61 this property must be viewed to be fully appreciated.

The property briefly comprises to the ground floor: entrance hall with doors to the guest cloakroom and reception room, the reception room has a bay window plus French doors to the rear garden and stairs leading to the first floor, access to the under stairs storage area and a door to the second reception room which is open to the kitchen. To the first floor, the landing offers access to the bedrooms and family bathroom.

Externally, to the front, there are two parking spaces and areas of shrubs and plants and to the rear, an enclosed garden with lawn and patio areas and a shed. Early viewing is essential to fully appreciate this beautifully presented property.

GROUND FLOOR

ENTRANCE HALL

Composite front entrance door with frosted double glazed feature opens into the entrance hall with central heating radiator, consumer unit and doors to the guest cloakroom and reception room one.

GUEST CLOAKROOM

5'4" x 2'9" (1.63 x 0.84)

UPVC double glazed frosted window, central heating radiator and fitted with a white two piece suite comprising close couple WC and a corner, wall hung wash basin with mixer tap,

RECEPTION ROOM ONE

14'2" x 13'4" (4.32 x 4.06)

UPVC double glazed bay window, two central heating radiators, smoke alarm, television and telephone points, stairs leading to the first floor, access to under stairs cupboard, UPVC double glazed French doors to the rear garden and a door to reception room two.

RECEPTION ROOM TWO

10'4" x 7'4" (3.15 x 2.24)

UPVC double glazed bay window, two central heating radiators, telephone point and open to the kitchen.

KITCHEN

10'4" x 6'5" (3.15 x 1.96)

Fitted with a range of wood effect wall, base and drawer

units with complementary work surfaces and tiled splash backs, under unit lighting, inset stainless steel sink, drainer and mixer tap, integrated Bosch oven with gas hob and extractor canopy over, space and plumbing for washing machine and dishwasher, space for fridge / freezer, Glow-worm boiler in cupboard, heating control panel, tile effect flooring and a UPVC double glazed window.

FIRST FLOOR

LANDING

Stairs leading from the ground floor, UPVC double glazed window, smoke alarm and doors to the bedrooms and family bathroom.

BEDROOM ONE

13'9" x 8'2" (4.19 x 2.49)

UPVC double glazed window, central heating radiator, fitted wardrobes and a television point.

BEDROOM TWO

9'9" x 8'2" (2.97 x 2.49)

UPVC double glazed window, central heating radiator, fitted wardrobes and loft access.

BEDROOM THREE

at widest (at widest)

UPVC double glazed window, central heating radiator, fitted storage and a telephone point.

FAMILY BATHROOM

Fitted with a white three piece suite comprising close couple WC, pedestal wash basin with mixer tap, bath with side panel and direct feed shower over, part tiled elevations, tile effect flooring, extractor fan, central heating radiator and a UPVC double glazed window.

EXTERNAL

FRONT

Two parking spaces and various areas planted with a variety of shrubs and plants and lawn.

REAR

Lawn, paved patio area, shed and enclosed with a wooden fence.

AGENTS NOTES

Council Tax Band B.



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