REDMAN CASEY ESTATE AGENTS

28 Nightingale Road, Blackrod, Bolton, Lancashire, BL6 5DX

Offers Around £280,000

Three bedroom semi detached property with stunning views to rear.
Situated in a very popular residential location close to local schools, shops, and all local amenities. The properties offers spacious living with conservatory overlooking uninterrupted views of Rivington. Benefitting from double glazing, gas central heating off road parking. Viewing is highly recommended to appreciate the space, location and condition of this family home.

- Three Bedroom
- Stunning Views To Rear
- Consevatory
- Double Glazing
- Semi Detached
- Off Road Parking
- Gas Central Heating
- Large Kitchen Area

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
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Well Presented three bedroom semi detached property in a very popular residential location. Situated close to all local amenities local schools and shops. Amazing uninterrupted views of Rivington make this property a must to view. The property comprises:- Entrance porch, lounge diner, breakfast room, kitchen, conservatory. To the first floor there are three double bedrooms and a family bathroom. Outside to the front there is off road parking for two vehicles and to the rear there is a two tiered garden that is laid to lawn with mature planting and patio seating area. Benefitting from gas central heating and fully double glazed. This is a property that really must be viewed to appreciate all that is on offer.

Inner Porch
Open plan to:

Lounge/Diner 27'0" x 16'3" (8.24m x 4.95m)
UPVC double glazed window to front, coal effect gas open fire set in feature wooden surround, double radiator, two radiators, stairs, uPVC double glazed sliding entrance door to rear, Georgian style hardwood double door to Breakfast Room, door to:

Kitchen 18'2" x 8'11" (5.54m x 2.71m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers, cornice trims and worktop space over round edged worktops, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer and dishwasher, plumbing for automatic washing machine, vent for tumble dryer, electric fan assisted cooker, built-in five ring gas hob with extractor hood over, uPVC frosted double glazed window to side, uPVC double glazed window to front, uPVC double glazed frosted entrance door to side.

Breakfast Room 8'4" x 8'11" (2.53m x 2.71m)
Radiator, open plan to Kitchen, open plan to:

Conservatory
UPVC double glazed window to side, uPVC double glazed window to rear with pitched roof, uPVC double glazed entrance double door to side, door to:

Bedroom 1 10'10" x 16'3" (3.31m x 4.95m)
Two uPVC double glazed windows to rear, twoStorage cupboard, double radiator, two double doors, door to:

Bedroom 2 11'0" x 9'2" (3.35m x 2.80m)
UPVC double glazed window to rear, radiator.

Bedroom 3 15'11" x 12'0" (4.84m x 3.66m)
UPVC double glazed window to front, radiator, door to:

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Bathroom
Fitted with four piece suite comprising corner bath with shower enclosure with glass screen, pedestal wash hand basin and low-level WC, ceramic and tiling to all walls, uPVC opaque double glazed window to front, uPVC frosted double glazed window to side, radiator.

Landing
Door to:

Storage cupboard.

Outside Front
Enclosed front driveway, with parking for two vehicles,.

Outside Rear
Fully enclosed laid to lawn with mature planting terraced garden, garden shed and patio seating area.

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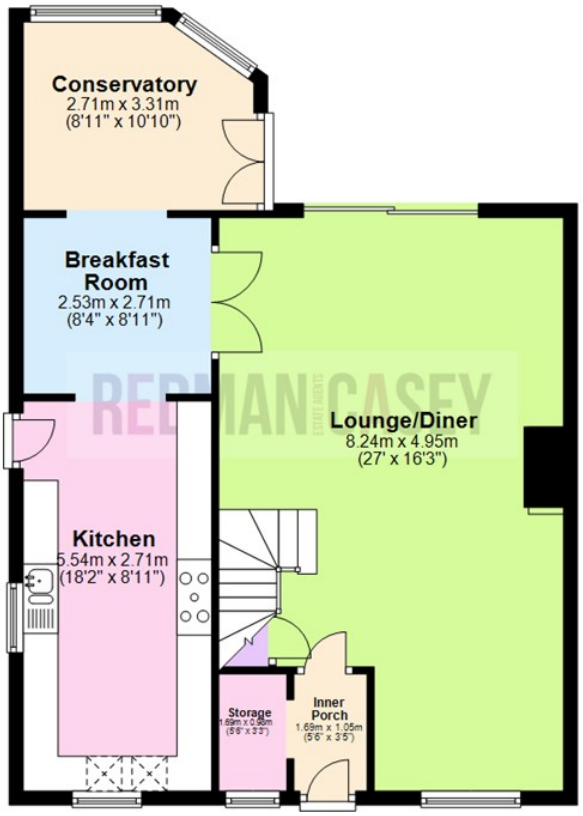
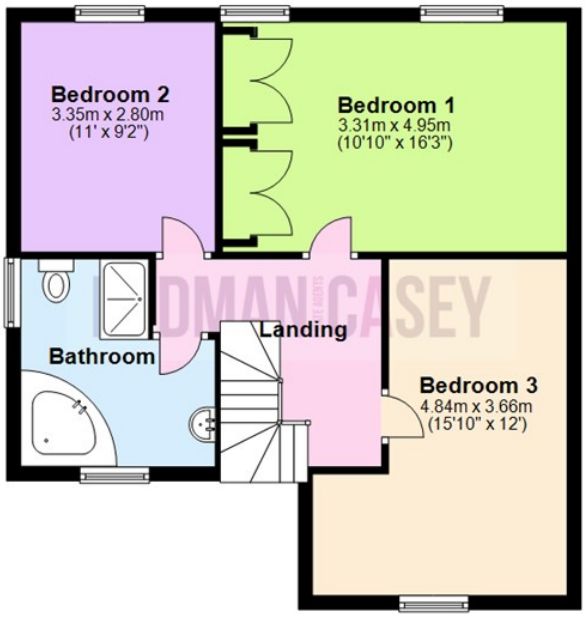
Ground Floor

Approx. 72.9 sq. metres (785.0 sq. feet)



First Floor

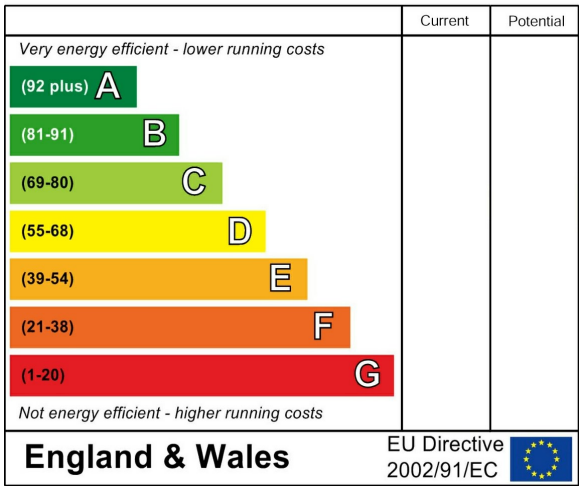
Approx. 56.9 sq. metres (612.7 sq. feet)



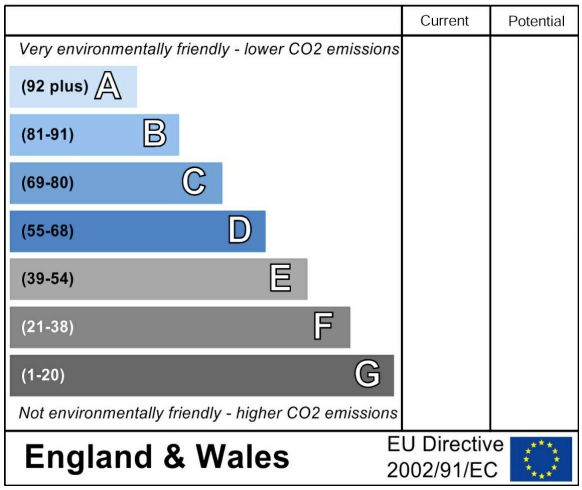
Total area: approx. 129.9 sq. metres (1397.8 sq. feet)

The information provided in this brochure has been approved by the vendor, however they do not represent any form of contract and it must not be assumed that they are a final detail of what is being left in the property. The floor plans provided are a representation only and must not be relied upon for exact measurements. Please note,we have not tested any appliances or services and do not imply any warranty or guarantee unless specifically mentioned.
Plan produced using PlanUp.

Energy Efficiency Rating



Environmental Impact (CO_2) Rating



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