

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



## Offers Around £250,000

Three bedroom semi detached property recently modernised to a high standard and situated in a very popular and residential location. This three bedroom property benefits from double glazing, central heating, off road parking, garage, gardens front and rear and sold with vacant possession and no onward chain. This location is close to local shops, schools, all local amenities and good transport links making commute easy. Viewing is highly recommended to appreciate the condition and location of this property.

- Three Bedroom
- Recently Modernised
- Garage
- No Chain
- Council Tax Band C
- Semi Detached
- Off Road Parking
- Vacant Possession
- EPC Rating C
- Gardens Front And Rear



Recently modernised three bedroom semi detached property situated in the very popular residential location. This recently modernised to a high standard property comprises:- Entrance hall, lounge, dining area, kitchen. To the first floor there are three bedrooms and a family bathroom. To the outside there are gardens front and rear with a private driveway and a garage. Benefiting from double glazing, gas central heating, double glazing and is sold with vacant possession and no onward chain, located close to local shops, schools, with good transport links making commute easy. Viewing of this well presented property is highly recommended to appreciate the location and condition of this property.



### Inner Porch

UPVC double glazed window to front, window to rear, door to:

### Entrance Hall

Radiator, stairs, door to Storage cupboard.

### Lounge/Dining Room 20'3" x 8'11" (6.18m x 2.71m)

UPVC double glazed box window to front, two double radiators, metal double glazed sliding entrance door to rear,:



### Kitchen 9'10" x 10'11" (3.00m x 3.33m)

Fitted with a matching range of base and eye level units with worktop space over with drawers and worktop space over, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in integrated fridge/freezer and dishwasher, built-in eye level electric fan assisted oven, built-in four ring ceramic hob with extractor hood over, uPVC double glazed window to rear, double radiator.



### Conservatory

UPVC double glazed window to rear, two uPVC double glazed windows to side, uPVC double glazed entrance door to side,

### Garage

Attached brick built garage with rear door, power and light connected, uPVC double glazed window to rear, uPVC double glazed window to side, metal up and over door, uPVC entrance door to rear.

### Bedroom 1 11'0" x 11'4" (3.35m x 3.46m)

UPVC double glazed window to front, fitted robes, radiator, three double doors,

### Bedroom 2 9'11" x 8'10" (3.02m x 2.69m)

UPVC double glazed window to rear, double radiator.



**Bedroom 3 10'10" x 8'6" (3.30m x 2.58m)**

UPVC double glazed window to front, radiator, door to Storage cupboard.

**Wet Room**

Three piece suite comprising shower enclosure with glass screen, vanity wash hand basin with under, drawers and mixer tap and low-level WC ceramic and full height tiling to all walls, uPVC frosted double glazed window to rear, radiator.

**Landing**

UPVC double glazed window to rear, door to:

**Outside Front**

Enclosed garden, laid to lawn with paved block paved driveway leading to garage.

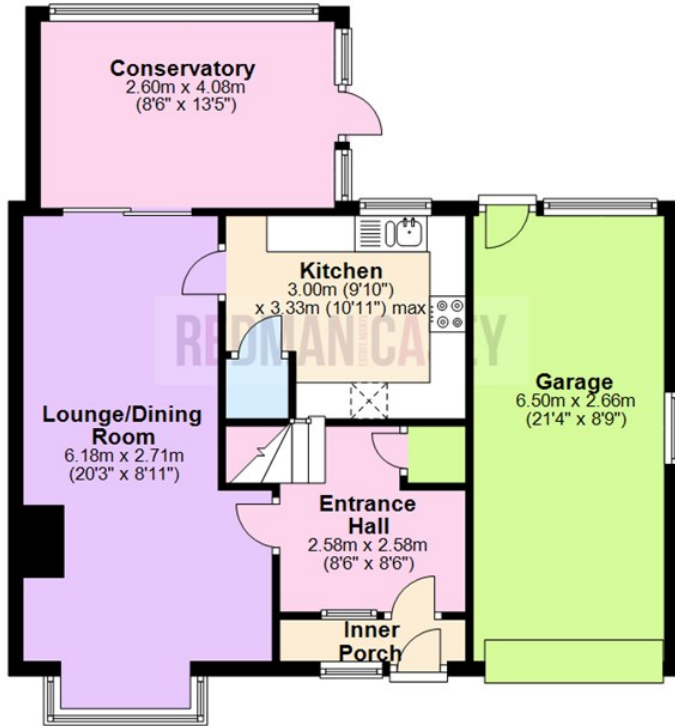
**Outside Rear**

Enclosed rear garden laid to lawn with decorative stone area and patio seating and dining area.



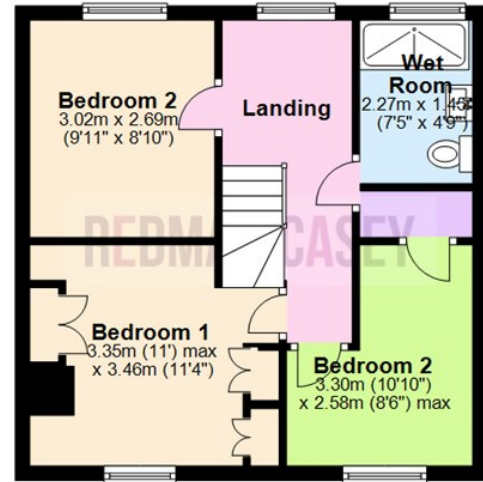
### Ground Floor

Approx. 69.5 sq. metres (748.6 sq. feet)



### First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 111.2 sq. metres (1196.5 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

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

