REDMAN CASEY ESTATE AGENTS

12 Nightingale Gardens, Blackrod, Bolton, BL6 5UX

Offers Around £275,000

Superbly presented three bedroom semi detached property in a quiet and very sought after location. Close to local shops, schools and all local amenities. Views over Rivington from rear of property . This property benefits from double glazing, gas central heating two bathrooms downstairs WC, gardens front and rear plus off road parking. Viewing is a must to appreciate the condition, location and all this property has to offer.

- Semi Detached
- Cul-De-Sac Position
- Gardens Front And Rear
- EPC Rating B
- Three Bedroom
- Off Road Parking
- Immaculately Presented
- Council Tax Band C

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Three bedroom semi detached property in excellent condition in a very quiet and extremely popular location. Benefitting from double glazing, gas central heating, gardens front and rear, off road parking, two bathrooms and downstairs WC. the property comprises:- Entrance hallway, WC, lounge, kitchen diner. To the first floor there are three bedrooms two of which are double with fitted robes and the master being En-Suite. Views over Rivington from the rear and enclosed rear garden with patio seating area. Viewing of this property is highly recommended to appreciate all that is on offer.

Entrance Hall
Radiator, door to:

WC
UPVC obscure double glazed window to front, heated towel rail.

Lounge 16'5" x 15'9" (5.01m x 4.79m)
UPVC double glazed window to front, wall mounted log effect electric fireplace, double radiator, stairs, door to:

Kitchen/Diner 10'10" x 15'9" (3.30m x 4.79m)
Fitted with a matching range of base and eye level units with worktop space over with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with mixer tap, built-in fridge/freezer, dishwasher and automatic washing machine, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, uPVC double glazed window to rear, double radiator, uPVC double glazed entrance double door to rear, door to:

Landing
Radiator, door to Storage cupboard, door to:

Bedroom 1 12'1" x 10'5" (3.68m x 3.17m)
UPVC double glazed window to rear, fitted with a range of wardrobes wardrobe(s) with sliding door, hanging rail, shelving and overhead storage, Storage cupboard, double radiator, two sliding doors, door to:

En-suite
Three piece suite comprising pedestal wash hand basin, tiled shower enclosure with glass screen and close coupled WC, tiled splashbacks, heated towel rail, door to:

Bedroom 2 11'9" x 8'6" (3.57m x 2.60m)
UPVC double glazed window to front, Storage cupboard, fitted built-in wardrobe(s) with sliding door, hanging rail, shelving and overhead storage, double radiator, two sliding doors, door to:

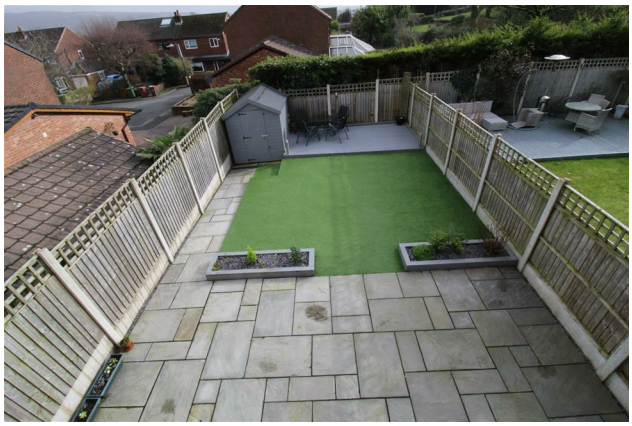
Bedroom 3 11'5" x 6'10" (3.47m x 2.09m)
UPVC double glazed window to front, radiator.

69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

Bathroom
Fitted with three piece suite comprising deep panelled bath, vanity wash hand basin with base cupboard, storage under, mixer tap and ceramic and full height tiling to two walls and shower with over and folding glass screen, uPVC frosted double glazed window to rear, heated towel rail.

Outside Front
Open Plan front garden with off road parking and pathway leading to front door.

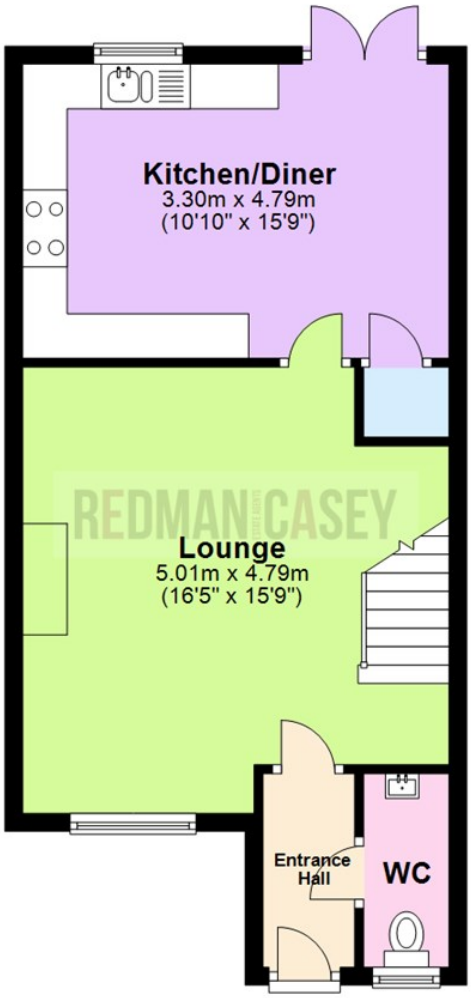
Outside Rear
Enclosed rear garden with patio seating area.



69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk

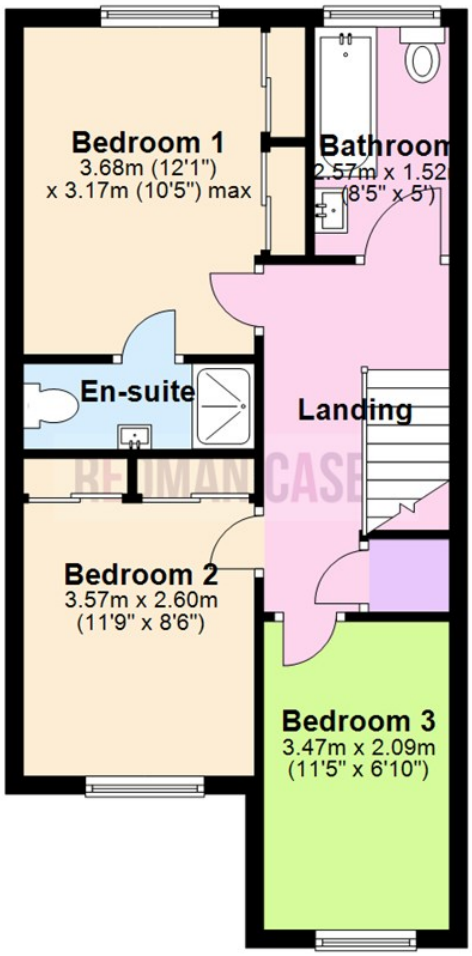
Ground Floor

Approx. 64.0 sq. metres (689.2 sq. feet)



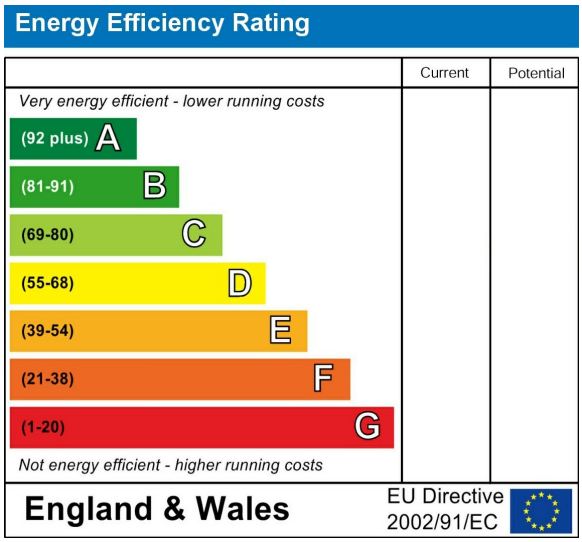
First Floor

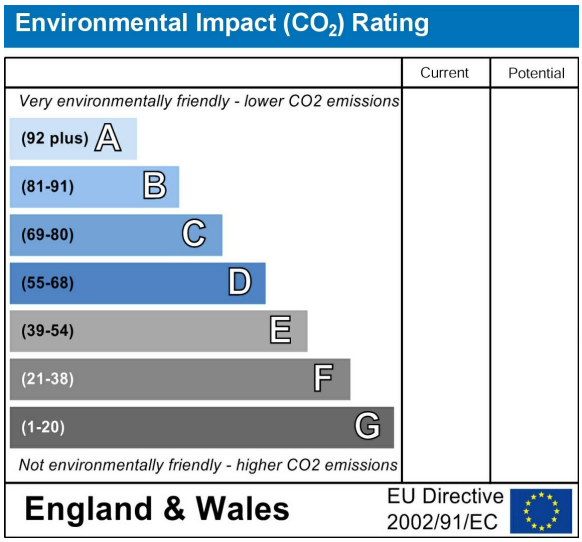
Approx. 43.9 sq. metres (472.6 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 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.





69 Winter Hey Lane Horwich Bolton Greater Manchester BL6 7NT
Tel: 01204 329990 | Fax: | Email: sales@redmancasey.co.uk
www.redmancasey.co.uk