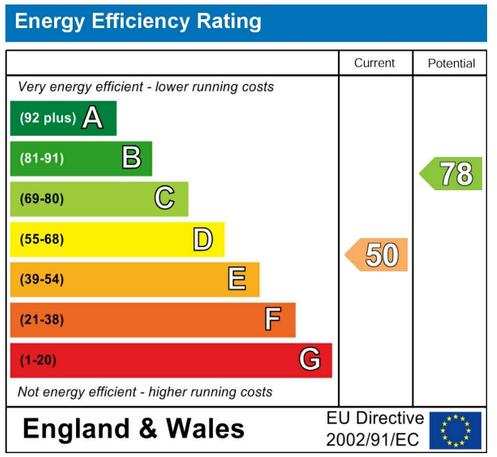
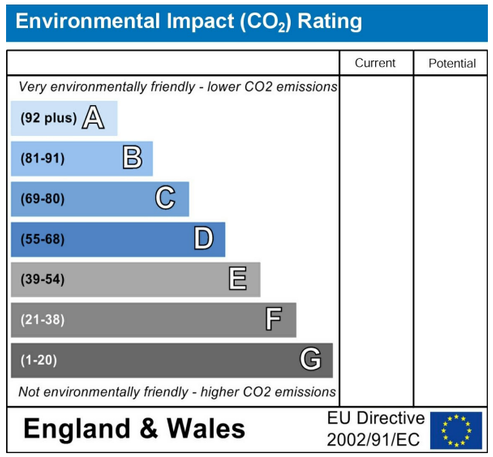
Total area: approx. 107.9 sq. metres (1161.3 sq. feet)

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.





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

Deceptively spacious extended family home, this semi detached property offers everything that a family could want, Three generous double bedrooms, superb garden, far reaching open views and potential for further expansion as the family grows. Requiring renovation give the buyer the option to put their own taste on the property Sold with no chain viewing is essential to appreciate all that is on offer. Ideally located for access to local shops, sought after schools, road and rail links.

Offers In The Region Of £260,000

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

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Located on this ever popular residential street in the heart of Blackrod this semi detached property offers extended accommodation with the benefit of open far reaching views across Rivington and beyond to the rear with generous garden ideal for a growing family. The property comprises :- Entrance porch, hall, L-shaped lounge / diner, kitchen., utility room, further sitting room. To the first floor there are are three generous double bedrooms and bathroom with separate wc.. Outside there is parking and garden to the front with integral single garage, lawned garden to the rear offering potential for expansion to suit a growing family. Benefiting from gas central heating and double glazing throughout the property, requires cosmetic updating and is sold with no chain and vacant possession. Viewing is essential to appreciate the size and views on offer.

Porch
uPVC entrance door, uPVC frosted double glazed window to side, uPVC frosted double glazed window to front, quarry tiled flooring, door to:

Entrance Hall
Built-in under-stairs storage cupboard, double glazed window to side, stairs to first floor landing, door to garage and door to:

Kitchen
8'4" x 11'9" (2.54m x 3.59m)
Fitted with a matching range of base cupboards with worktop space, stainless steel sink unit with single drainer with tiled splashbacks, integrated fridge, electric point for cooker, double glazed window to rear with panoramic views of open countryside, Storage cupboard with window to side, radiator, sliding door to:

Lounge/Diner
14'11" x 19'10" (4.55m x 6.04m)
Double glazed window to front, double glazed window to rear with panoramic views of open countryside, fireplace, radiator, folding double door to:

Sitting Room
14'11" x 8'9" (4.55m x 2.67m)
UPVC double glazed window to rear with panoramic views of open countryside, uPVC double glazed window to side, radiator.

Side Porch
Window to side, uPVC double glazed entrance door, door to:

Utility
7'5" x 5'11" (2.27m x 1.81m)
Plumbing for washing machine, space for fridge/freezer and tumble dryer, uPVC double window to rear with panoramic views of open countryside, uPVC double glazed window to side.

Landing
Frosted double glazed window to front, door to:

Bedroom 1
15'0" x 10'9" (4.57m x 3.27m)
Double glazed window to rear with panoramic views of open countryside, double glazed window to front, built-in airing cupboard housing, factory lagged hot water cylinder with slatted shelving, radiator.

Bedroom 2
8'4" x 11'9" (2.55m x 3.59m)
Double glazed window to rear with

panoramic views of open countryside, radiator.

Bedroom 3
10'7" x 11'9" (3.22m x 3.59m)
Two double glazed windows to side, Storage cupboard, radiator, sliding door to:

Eaves
Built in eaves storage area

Bathroom
Fitted with two piece coloured suite comprising panelled bath with electric shower over and inset wash hand basin in vanity unit with cupboard under, full height tiling to all walls, frosted double glazed window to rear, radiator.

WC
Frosted double glazed window to rear, low-level WC.

Outside
Front garden, enclosed by dwarf brick wall to front, tarmac driveway to the front leading to garage with well stocked mature shrub beds, pathway leading to front entrance.
Enclosed by timber fencing and mature hedge to rear and sides, paved pathway with lawned area and mature shrub borders.

Garage
Integral single garage with power and light connected, uPVC frosted double glazed window to side, Up and over door. Integral door to hallway.

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