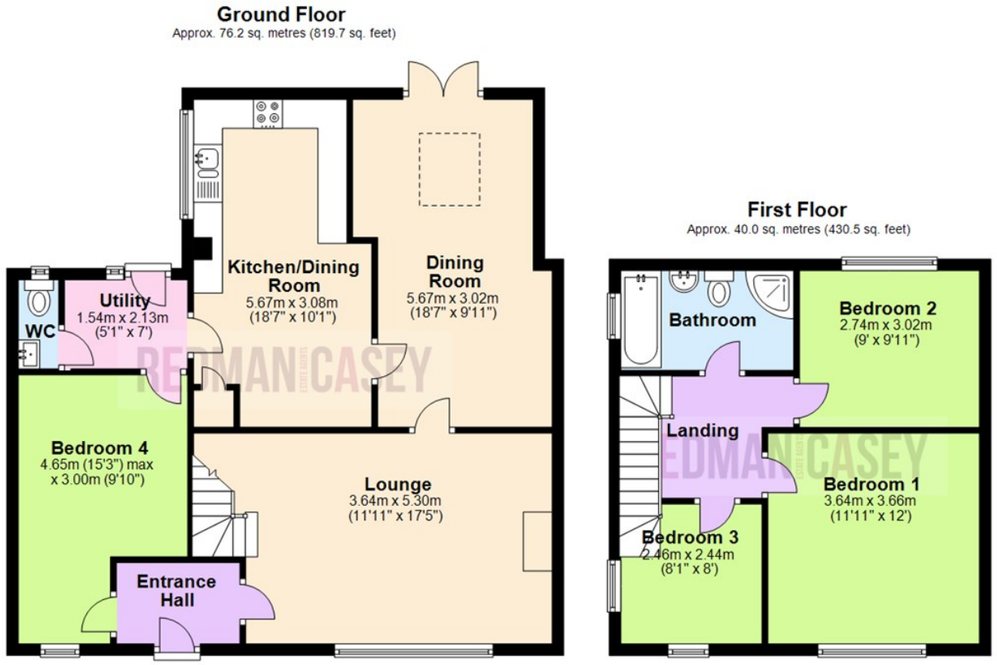
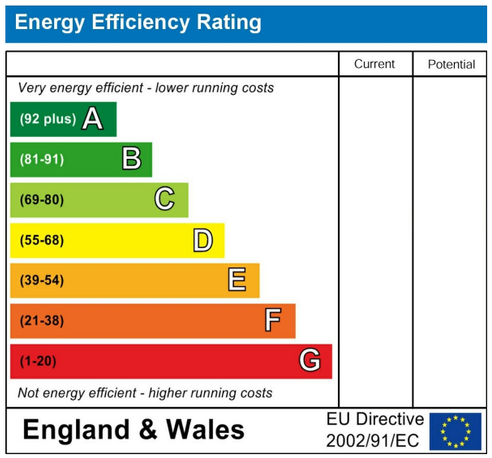
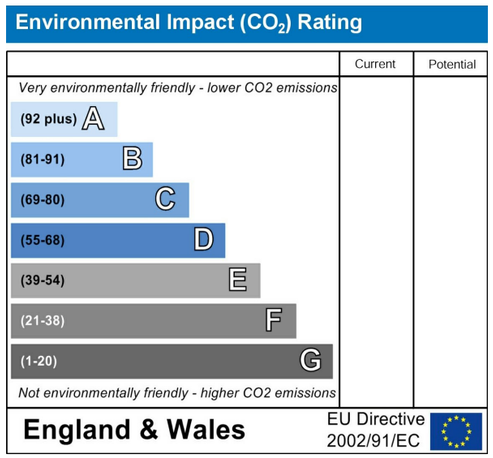
REDMAN CASEY ESTATE AGENTS



Total area: approx. 116.2 sq. metres (1250.3 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.





31 Nightingale Road, Blackrod, Bolton, Lancashire, BL6 5DZ

Extended 4 bedroom semi detached property located m this ever popular residential estate. Ideally located for access to local amenities, shops, schools and transport links with M61 junction and Blackrod rail station in close proximity. Sold with no chain and vacant possession. Two large reception rooms and extended kitchen diner. Utility and downstairs wc. Four piece bathroom suite with gardens to three sides detached garage with driveway. Viewing essential to appreciate.

Offers In The Region Of £230,000

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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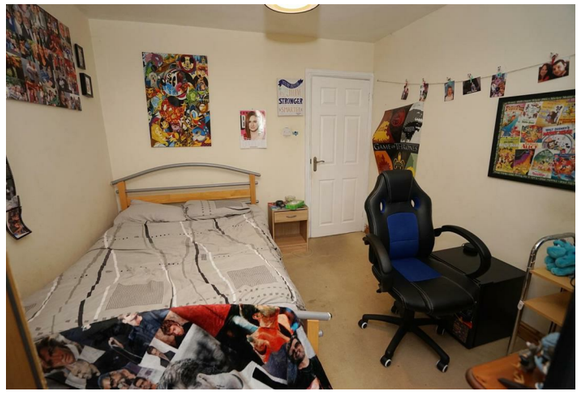

Located in this ever popular residential estate this extended 4 bedroom semi detached property offers excellent family accommodation with corner plot gardens and comprises :- Porch, Lounge, extended dining room, extended kitchen diner fitted with a range of base and wall units, utility w.c. Bedroom 4 To the first floor there are three bedrooms and bathroom with four piece suite, outside there are corner plot gardens with detached garage and driveway. The property is sold with no chain and vacant possession. Viewing is essential to appreciate the size on offer.

Entrance Hall
UPVC double glazed entrance door, door to:

Lounge
11'11" x 17'5" (3.64m x 5.30m)
UPVC double glazed window to front, coal effect gas fire with timber surround and marble effect inset and hearth, two radiators, coving to ceiling, carpeted stairs to first floor landing, door to:

Dining Room
18'7" x 9'11" (5.67m x 3.02m)
Double velux skylight to rear, radiator, laminate flooring, coving to ceiling with recessed spotlights, uPVC double glazed french double doors to garden, door to:

Kitchen/Dining Room
18'7" x 10'1" (5.67m x 3.08m)
Fitted with a matching range of base and eye level units with underlighting, drawers and cornice trims, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, integrated dishwasher, plumbing for washing machine, space for fridge/freezer and tumble dryer, built-in eye level electric fan assisted double oven, four ring halogen hob with extractor hood over, window to side, built-in under-stairs storage cupboard, radiator, laminate flooring, door to:

Utility
5'1" x 7'0" (1.54m x 2.13m)
UPVC frosted double glazed window to rear, laminate flooring, wall mounted gas combination boiler serving heating system and domestic hot water, uPVC double glazed door to garden, door to:

WC
UPVC frosted double glazed window to rear, two piece modern white suite comprising, wall mounted wash hand basin in vanity unit with cupboards under and mixer tap, low-level WC and heated towel rail, full height ceramic tiling to all walls, laminate flooring.

Bedroom 4
15'3" x 9'10" (4.65m x 3.00m)
UPVC double window to front, radiator, door.

Landing
Door to:

Bedroom 1
11'11" x 12'0" (3.64m x 3.66m)
UPVC double glazed window to front, fitted bedroom suite with a range of wardrobes comprising three built-in double wardrobes with hanging rails and shelving, fitted matching cupboards over bed, dressing table, bedside cabinets and drawers, radiator.

Bedroom 2
9'0" x 9'11" (2.74m x 3.02m)
UPVC double glazed window to rear, built-in single wardrobe(s), fitted matching dressing table and drawers, radiator.

Bedroom 3
8'1" x 8'0" (2.46m x 2.44m)
UPVC double glazed window to side, uPVC double glazed window to front, built-in triple wardrobe(s) with hanging rails and shelving, fitted matching drawers, radiator, laminate flooring.

Bathroom
Four piece white suite comprising deep panelled bath with shower over and mixer tap, pedestal wash hand basin with mixer tap, tiled shower enclosure with shower over and low-level WC, full height ceramic tiling to all walls, heated towel rail, extractor fan, uPVC frosted double glazed window to side.

Outside
Corner plot front and side garden with lawned area, paved pathway steps leading to front entrance door and mature flower and shrub borders, dwarf brick wall and mature conifer hedge to front and sides.
Rear garden, enclosed by timber fencing and mature conifer hedge to rear and sides, paved sun patio with lawned area, rear vehicular access with driveway parking for one car and access to a single brick built garage with power and light connected, outside tap, security lighting.