



16 Nightingale Road Blackrod, Bolton, BL6 5DX

Copelands are delighted to offer for sale this newly renovated and remodelled 3 bedroom semi detached property. Located in the sought after village of Blackrod, this property offers generous room proportions and contemporary style open plan living. Impressive rear garden with stunning panoramic views of Rivington. This property also benefits from being Freehold with no upward chain.

Offers In The Region Of £345,000

16 Nightingale Road

Blackrod, Bolton, BL6 5DX



- 3 BEDROOM SEMI DETACHED
- REDECORATION & BOILER
- NEWLY LAID DRIVEWAY
- NEWLY RENOVATED - DOORS & WINDOWS
- KITCHEN & BATHROOM + MORE
- PANARAMIC VIEWS OF RIVINGTON
- FLOORING & CARPETS
- GENEROUS SIZE REAR GARDEN

Garage

9'11" x 8'5" (3.04 x 2.57)

Entrance & Hall

Study

6'7" x 8'5" (2.01 x 2.57)

Open Plan Living/Dining/Kitchen

29'9" x 32'8" (9.08 x 9.97)

Rear Hall

Utility Room/WC

7'9" x 5'10" (2.38 x 1.80)

Stairs & Landing

Bedroom 1

14'10" x 10'9" (4.54 x 3.28)

Bedroom 2

10'6" x 11'9" (3.21 x 3.59)

Bedroom 3

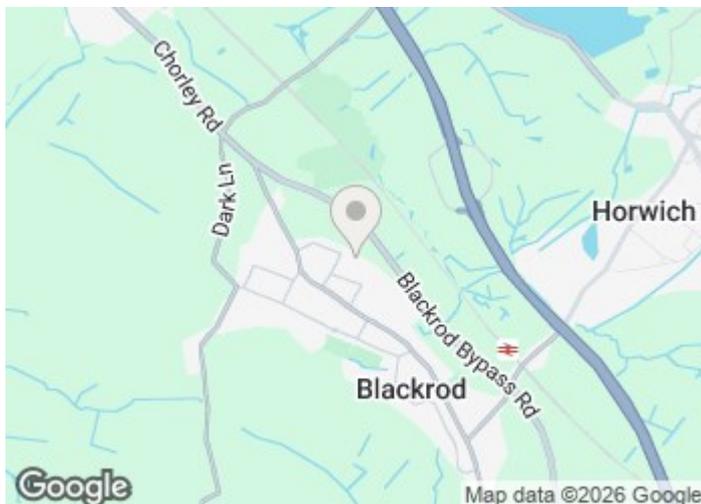
8'4" x 11'9" (2.55 x 3.59)

Bathroom

7'1" x 8'10" (2.16 x 2.70)

Exterior Front

Exterior Rear



Directions



Floor Plan

Ground Floor



First Floor



Total area: approx. 122.5 sq. metres (1318.6 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	