



Tenure: Leasehold 999 years from 20/04/1964

Council Tax Band: C

EPC Rating: TBC

NIGHTINGALE ROAD, BLACKROD

£190,000

- Two Bedroom Semi-Detached Home
- Driveway Parking & Detached Garage
- Open Panoramic Views Over Rivington
- Newly Built Porch to Front



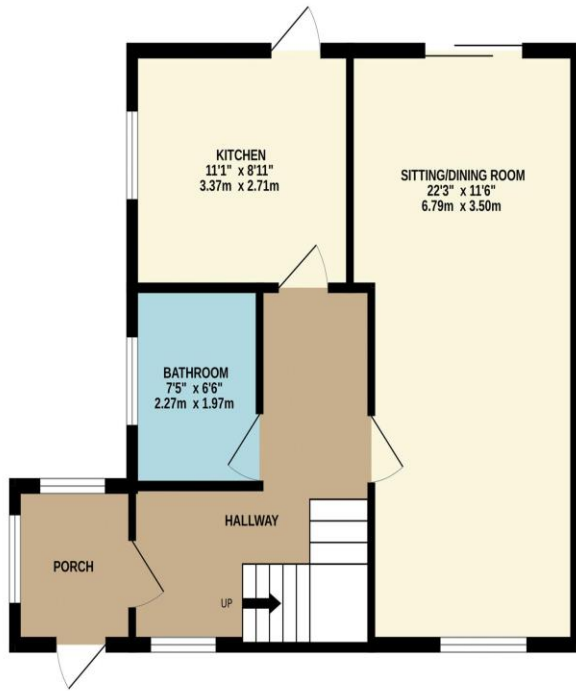
Regency



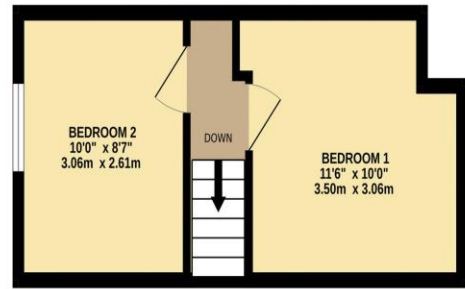
****TWO BEDROOM SEMI DETACHED HOME IN HEART OF BLACKROD**** Stunning Panoramic Views - New Porch Extension to Front - Driveway & Garage - No Chain & Vacant Possession - Walking Distance to Blackrod Centre An opportunity to purchase this elevated two bedroom semi-detached home situated on the ever popular Nightingale Road, just off Manchester Road, Blackrod. The home has been rented out for a number of years and is ready for any new owners to move straight in and just put their own stamp on it. A versatile layout with two bedrooms upstairs including the master with dormer window boasting fabulous views. It is within walking distance from the local Blackrod amenities, short drive to Blackrod Rail Station (approx. 35 mins by train to Manchester); less than five minutes to Horwich; close to M61 Jct 6 and Middlebrook retail park. It is located close to an abundance of educational establishments for all ages; the highly-rated Blackrod Primary - (Ofsted "Outstanding") and prestigious Owls nursery just over a mile away. Impressive secondary schools and colleges, including Rivington & Blackrod High, Bolton School and Winstanley College are just a short drive away. The Rivington countryside and other popular walking and cycle routes are all right on the doorstep, it really is the best of both worlds! The property comprises; newly built porch to the side of the house, wide entrance hall with access to the lounge thru dining room with access to the garden and views to the front. The kitchen with range of wall and base units and door to the garden and a separate three piece bathroom suits. Upstairs there are two double bedrooms including the large master with dormer and fabulous views. Externally to the side there is paved driveway for multiple cars with access to the detached garage. There are gardens to the front and rear with the rear benefiting from a low maintenance patio area ideal for entertaining long into the evening. Semi-detached homes offering this flexible living and stunning views and do not come on the market very often for sale with NO CHAIN.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA: 759 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements