



- Sizable semi detached
- 3/4 bedrooms
- Self contained annex
- Two reception rooms
- Modern fitted kitchen
- Modern fitted shower room
- Annex with lounge kitchenette bed and shower
- Popular location



£260,000

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Located on the ever popular Nightingale Road within Blackrod, this already spacious 3/4 bedroom semi detached has the unique and added advantage of having a self contained annex style extension which comprises: lounge area, kitchenette, bedroom and ensuite making it ideal for guest or teenage annex or even opens the possibility for Airbnb income. The property occupies a slightly elevated position which means it enjoys pleasant distant views to the front and currently comprises entrance hallway, open plan lounge / dining area, modern kitchen, three bedrooms and modern bathroom to the main house with annex to the side which can be accessed via the house with slight modification and currently comprises open plan lounge / dining / kitchenette area with bedroom and ensuite shower. Externally the property has driveway parking and gardens to the front with low maintenance paved garden area to the rear. Properties in this area command a great deal of attention and this particular one having the extra annex is likely to create a good deal of interest in the current market and early viewing is therefore advised which can be arranged by calling our Cardwells Estate Agents Bolton office on (01204) 381281, online at cardwells.co.uk or by emailing bolton@cardwells.co.uk.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Hall: 12' 2" x 7' 10" (3.7m x 2.4m) Double glazed window and door to the front elevation leading to the hall. Stairs lead off to the first floor landing. Laminate flooring. Radiator.

Open plan lounge/dining room: 12' 2" x 11' 10" (3.7m x 3.6m) Lounge area:

Dining area: 9' 10" x 8' 6" (3m x 2.6m) Double glazed window to the rear elevation. Laminate floor to match lounge. Radiator.

Kitchen: 9' 10" x 8' 6" (3m x 2.6m) Double glazed window and door to the rear elevation. Modern range of base units with contrasting work surfaces and matching wall mounted cabinets. Inset sink. Four burner gas cooker. Plumbed for washing machine and dishwasher. Integrated fridge and freezer. Understairs store.

First floor landing: Stairs lead off the hall to the first floor landing. Double glazed window to the side elevation. Loft access, fully boarded, eaves storage, roof light and radiator.

Bedroom 1: 11' 10" x 11' 10" (3.6m x 3.6m) Double glazed window to the front elevation enjoying pleasant distant views. Laminate floor. Radiator.

Bedroom 2: 8' 10" x 9' 10" (2.7m x 3m) Double glazed window to the rear elevation. Laminate floor. Radiator.

Bedroom 3: 7' 10" x 6' 7" (2.4m x 2m) Double glazed window to the front elevation. Laminate floor. Radiator.

Shower room: 9' 10" x 5' 7" (3m x 1.7m) Double glazed windows to the rear and side elevation. Three-piece suite comprising walk in shower cubicle, pedestal wash hand basin and close coupled WC. Tiled elevations. Laminate floor. Chrome heated towel rail.

Annex: 29' 10" x 8' 0" (9.1m x 2.45m) A well thought area having lounge, kitchenette, bedroom and en suite shower.

Open plan lounge/kitchenette: 16' 5" x 8' 0" (5m x 2.45m) Double glazed window to the front elevation. Tiled floor with underfloor heating. Radiator. Incorporates the kitchenette area with sink and drainer and breakfast bar with freestanding pantry style kitchenette cooking facilities with electric oven and storage.

Bedroom area: 8' 0" x 7' 10" (2.45m x 2.4m) Double glazed window to the rear elevation. Tile floor with underfloor heating. Radiator.

En suite: Three piece suite comprising walk in shower cubicle with drench and hand held shower heads, WC with wash hand basin above. Tile floor. Tiled elevations.

Viewings: Please call Cardwells estate agents Bolton 01204 381281, bolton@cardwells.co.uk, www.cardwells.co.uk

Tenure: Cardwells estate agents Bolton research indicates the property is leasehold, 999 years (less 1 day) from 21 October 1964

Council tax: Cardwells estate agents research indicates the property i band C annual cost of £2015

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