



- 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



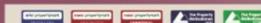
£275,000

BOLTON
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY
14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT
11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell, R.W.L. Cardwell & R.W. Thompson.



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

Disclaimer: This brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells, or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate Ltd

