

TO LET

4, Nightingale Gardens, Blackrod , BL6 5UX



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Superb new build three bed semi-detached family home located in the heart of Blackrod.



- Outstanding new build semi-detached home
- Modern open plan kitchen / dining room
- Family bathroom and en-suite
- Close to schools and amenities
- Excellent sized reception rooms
- Three good sized double bedrooms
- Large gardens and driveway
- 952 SQ. FT.

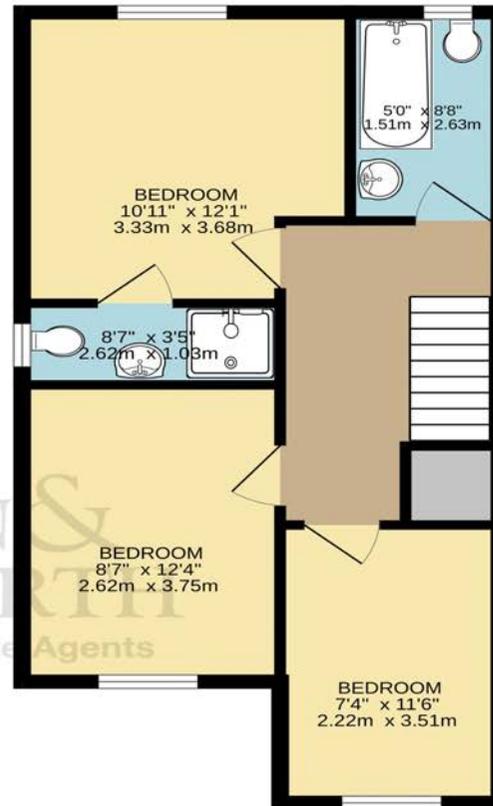
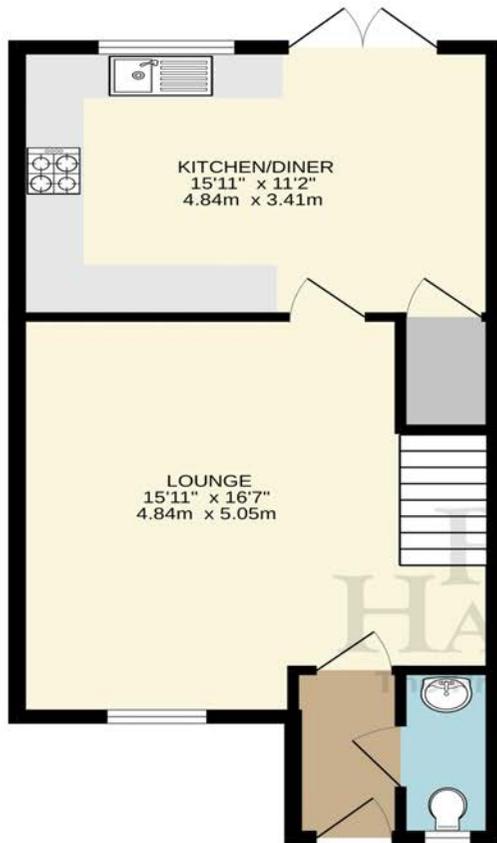
Now available to LET and located on a small, exclusive modern development in Blackrod sits this impressive semi-detached family home. Nightingale Gardens is situated right in the heart of the village offering excellent access to all the amenities Blackrod has to offer along with public transport links, outstanding schools for all ages and is just a short drive to several major motorway networks. Internally the property has been exceptionally finished throughout boasting spacious, contemporary accommodation set over two floors.

On entering the property, the hallway opens to give access to a cloak room wc and then into a large modern lounge / sitting room located to the front. To the rear of the property sits the stunning fitted kitchen with a range of wall, base and drawer units along with some appliances, open plan area for a dining table and chairs and then double doors leading out onto the landscaped rear gardens. Up on the first floor the centrally located landing area opens to give access to a large master double bedroom located to the rear with a fitted en-suite shower room, second double bedroom located to the front of the property, modern fitted family bathroom and then a third smaller double bedroom.

Externally the property has a driveway to the side whilst to the rear there is a breath-taking landscaped garden with patio area, mature plants, shrubs and trees, storage sheds and outstanding views over to Rivington. Internal inspection is highly recommended to truly appreciate the outstanding finish, great size and outstanding location.





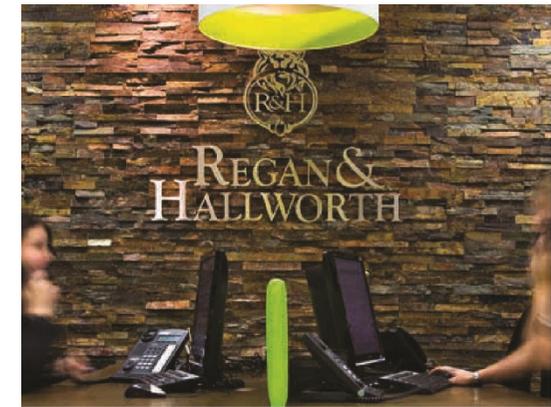


TOTAL FLOOR AREA : 952 sq.ft. (88.4 sq.m.) approx.

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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We do our best to ensure that our sales particulars are accurate and are not misleading. We also ask our clients to check their own sales particulars and verify the information contained in them is correct. However, fixtures and fittings and appliances have not been tested and therefore no guarantee can be given that they are in working order. All measurements and land sizes are quoted approximately. **Tenure** - Regan & hallworth have not had sight of the title documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor. **Council Tax** - You are advised to contact the local authority for details. **Wigan:** 01942 244991 | **West Lancashire:** 01695 585258 | **Chorley:** 01257 515151. If there is any point of particular interest to you please contact us and we will be pleased to check the information.



WIGAN OFFICE
4-6 Library Street, Wigan
Lancashire WN1 1NN
01942 205555
wigan@reganandhallworth.com

STANDISH OFFICE
8 High Street, Standish
Wigan WN6 0HL
01257 473727
standish@reganandhallworth.com

PARBOLD OFFICE
5-7 Station Road, Parbold Village
Lancashire WN8 7NU
01257 464644
parbold@reganandhallworth.com

@reganhallworth

Regan & Hallworth

@reganandhallworth

@reganhallworth

www.reganandhallworth.com