



24 Callis Road , Bolton, BL3 5QA

Well presented two bedroom semi detached home which offers a good sized private garden to rear and a generous off road parking to side. Situated in a sought-after cul-de-sac and being within easy reach of Bolton and near local amenities such as shops, supermarkets, restaurants, and cafes. Transport connections can be found in the form of the A676, Bolton Railway Station and the M61.

In brief, the ground floor comprises of entrance hallway, a spacious living room, dining kitchen with an attached brick outhouse. On the first floor, you'll find a master bedroom with built-in wardrobes, a second bedroom with fitted wardrobes and a family bathroom. Externally, the property boasts a long paved driveway and private well stocked garden to the rear. This property also benefits from a new roof fitted only 12 months ago and a new boiler was fitted approx two years ago. Early viewing advised.

Asking Price £187,950

24 Callis Road

, Bolton, BL3 5QA



- TWO BEDROOM SEMI DETACHED PROPERTY
- LOVELY PRIVATE REAR GARDEN
- IDEAL FIRST TIME BUYER OR INVESTMENT OPPORTUNITY
- BOTH BEDROOMS HAVE FITTED WARDROBES
- NEW BOILER INSTALLED TWO YEARS AGO
- MODERN FITTED BATHROOM & KITCHEN
- FULL NEW ROOF FITTED 1 YEAR AGO

ENTRANCE HALL

LOUNGE

DINING KITCHEN

OUT BUILDING

STAIRS LANDING

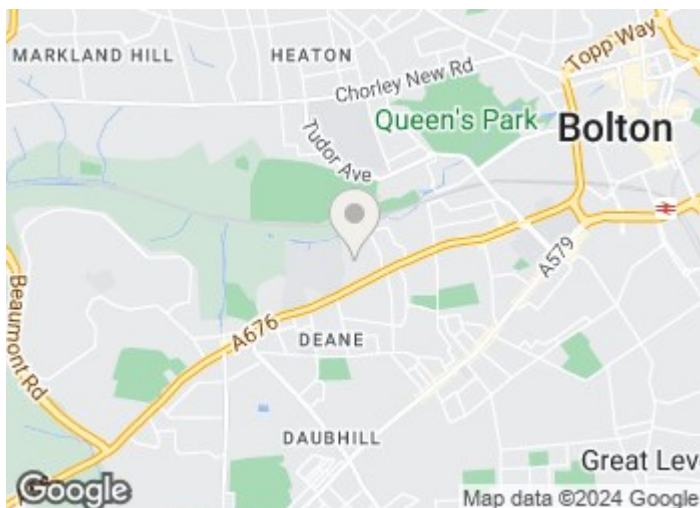
BEDROOM ONE

BEDROOM TWO

BATHROOM

EXTERIOR FRONT

EXTERIOR REAR



[Directions](#)





Floor Plan

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