



## 24 Callis Road , Bolton, BL3 5QA

A well presented semi detached house with good size garden and open aspect to the rear. The accommodation comprises of entrance hall, lounge, dining kitchen, first floor landing, two bedrooms and bathroom. Externally, garden to the front and rear and driveway to the side. An excellent purchase for the first time buyer or small family.

£169,950

# 24 Callis Road

, Bolton, BL3 5QA



- Lounge with Feature Fireplace
- Two Bedrooms with Fitted Wardrobes
- Driveway to the Side
- Modern Dining Kitchen
- Modern Bathroom Suite in White
- Attached Outbuilding
- Good Size Gardens with Open Aspect to the Rear

## Entrance Hall

Double glazed door, radiator, stairs to first floor, fully glazed door to lounge.

## Lounge

13'9 x 11'2 (4.19m x 3.40m)

Double glazed window, radiator, attractive feature marble fireplace, ceiling coving, fully glazed door to kitchen.

## Dining Kitchen

8'6 x 14'3 (2.59m x 4.34m)

Range of modern fitted wall and base units with contrasting worktops incorporating bowl and a half sink unit, gas cooker, extractor fan, access to:

## Outbuilding

Two storage areas, one with plumbing for washing machine.

## Landing

Access to loft.

## Bedroom One

11'11 x 14'3 (3.63m x 4.34m)

Double glazed window to front, radiator, fitted wardrobes and dressing table.

## Bedroom Two

8'4 x 7' (2.54m x 2.13m)

Double glazed window to rear, radiator, fitted wardrobes.

## Bathroom

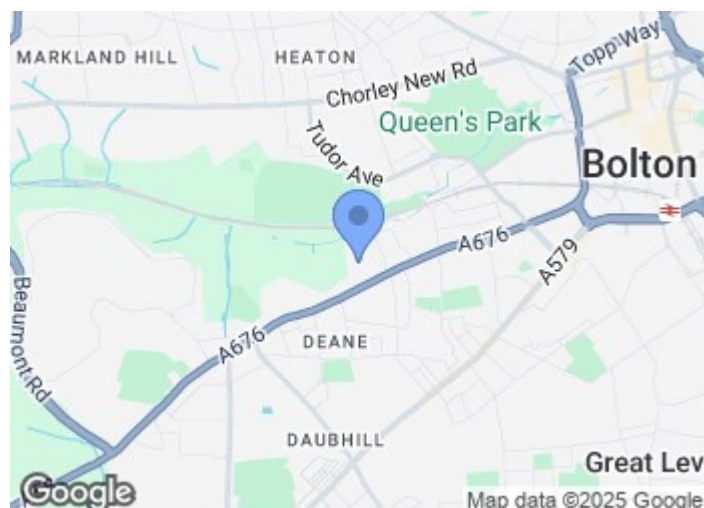
Three piece suite in white comprising of bath with electric shower, built in vanity unit with low flush toilet, wash hand basin. Tiled over bath, fully tiled walls, chrome radiator.

## External

Long paved drive, paved path leading to front door. Access down the side to rear garden. Private rear garden, lawned with established trees and shrubs to borders. Paved patio area.

[PROPERTY MISDESCRIPTION ACT 1991.](#)

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## Directions







Floor Plan

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