



Castleton Street, Bolton, BL2 2JN

£157,950

ATTENTION ALL FIRST TIME BUYERS & INVESTORS!!! We are delighted to be able to present to you this 2 bedroom semi-detached house, situated on the outskirts of Bolton!



# 17 Castleton Street, Bolton, BL2 2JN

## GROUND FLOOR

### Lounge 14'10" x 12'9" (4.53m x 3.90m)

Solid wood flooring with curtains, blind and electric fireplace. Sliding door leading through to the dining area

### Dining area 10'10" x 8'0" (3.31m x 2.46m)

Solid wood flooring with sliding patio doors leading to the rear garden and curtains

### Kitchen 13'8" x 7'8" (4.19m x 2.34m)

High quality vinyl flooring with blind. A range of fitted kitchen units, worktops and integrated kitchen appliances, including oven, hob and hood

## FIRST FLOOR

### Landing

Carpet flooring with panel door access to two bedrooms, family bathroom and staircase leading to a spacious loft room, perfect for storage

### Bedroom 12'0" x 11'7" (3.66m x 3.54m)

Carpet flooring with window to the front elevation, curtains and blind

### Bedroom 7'6" x 10'10" (2.31m x 3.32m)

Carpet flooring with window to the rear elevation and curtains

### Bathroom

Tile flooring with 3 piece bathroom suite in white, separate showering enclosure, spotlighting, heated towel rail and floor to ceiling tiled decor

## EXTERNAL

Driveway to the front of the property, capable of accommodating 2 vehicles. Low maintenance rear garden, enclosed by panel fencing with small laid to lawn garden and covered patio area.

Works to take place imminently to paint the front, side and part of the rear of the property.





