

Nixon Street, Castleton OL11 3JB

Asking Price £145,000



ADAMSONS BARTON KENDAL are pleased to present this spacious two-bedroom end-terraced home in Castleton. The property is ideally positioned close to all local amenities, including highly regarded schools and nurseries, restaurants, and offers excellent access to motorway links.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

Internally, the property boasts two large reception rooms, providing flexible living space, along with a separate fitted kitchen complete with allocated space for appliances.

To the first floor, the property features a generously sized master bedroom, which could easily be converted into two rooms if required, as well as a further double bedroom with fitted storage. The bathroom comprises a wet room, including a shower, WC, and wash hand basin.

Externally, the property benefits from a paved rear yard and a useful storage cupboard.

This home would make an ideal family purchase, and early viewing is highly recommended.

THE ACCOMMODATION COMPRISES:

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

Ground Floor

Living Room - 4.63 x 4.22 metres

Reception 2 - 4.57 x 4.34 metres

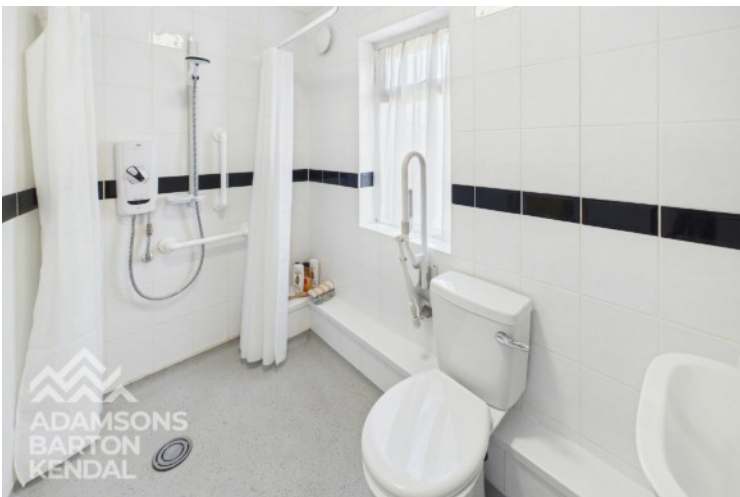
Kitchen - 4.53 x 2.07 metres

First Floor

Bedroom 1 - 4.57 x 4.20 metres

Bedroom 2 - 2.16 x 4.34 metres

Wet Room - 1.76 x 2.46 metres



Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - TBC



w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification