

**St Martins Street, Castleton OL11 2UW**

**Asking Price £140,000**



Adamsons Barton Kendal are delighted to introduce this well-presented Two bedroom terraced property, located in the popular residential area of Castleton. Originally configured as a three-bedroom home, the property has been thoughtfully converted into a spacious two-bedroom layout, with potential to be reverted back to a three-bedroom if desired. This property is perfectly suited to first-time buyers or investors looking to expand their portfolio, offering generous living accommodation and a highly convenient location close to local amenities, shops, restaurants, highly regarded schools, motorway links, and regular bus routes.

**Head Office - 122 Yorkshire Street**  
**ROCHDALE**  
**Lancashire**  
**OL16 1LA**

**Tel : (01706) 653214**

Internally, the property comprises a spacious lounge featuring a gas fireplace, creating a warm and welcoming living space. To the rear is a generous kitchen diner, offering ample storage and worktop space, ideal for family living and entertaining. The kitchen further benefits from useful understairs storage, enhancing practicality.

To the first floor, the master bedroom is a generous double and benefits from fitted wardrobes. The second bedroom is also a well-proportioned double and includes a built-in storage cupboard. Completing the accommodation is a spacious four-piece family bathroom, comprising a separate bath and shower, offering comfort and flexibility for modern living.

Externally, the property features a low-maintenance paved rear patio, ideal for outdoor seating, along with on-street parking to the front.

Early viewing is highly recommended to fully appreciate the space, potential, and location this property has to offer.

### **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

Lounge: 4.3 x 3.6 metres

Kitchen: 4.4 x 4.3 metres



#### First Floor

Landing

Bed 1 : 4.4 x 3.9 metres

Bed 2: 2.1 x 4.4 metres

Bathroom: 2.1 x 3.7 metres



#### ADDITIONAL INFORMATION

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - TBC





GROUND FLOOR  
421 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



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BARTON  
KENDAL

TOTAL FLOOR AREA : 865 sq.ft. (80.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and should only be used as a guide. No responsibility is accepted for any errors, omissions 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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w - abkproperty.co.uk

e - sales@abkproperty.co.uk

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