



**ADAMSONS  
BARTON  
KENDAL**

Broad Lane OL16 4PG

Offers invited in excess of £260,000



BARTON KENDAL are pleased to offer a unique opportunity to purchase this large GRADE II LISTED three bedroom double fronted weavers cottage set across three floors and situated in the popular residential area of Buersil.

Whilst in need of full refurbishment, this spacious property could be transformed to create a stunning family home.

**IDEAL 'CASH BUYER' PURCHASE**

**VIEWING STRONGLY RECOMMENDED**

**Head Office** - 122 Yorkshire Street  
ROCHDALE  
Lancashire  
OL16 1LA  
Tel : (01706) 653214

**Middleton Office** – 13 Long Street  
Middleton  
M24 6TE  
Tel : (0161) 643 0777

## 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).

Previously two separate dwellings, the property briefly comprises internally of two large reception rooms with open plan aspect. To the rear, there are two separate kitchen areas again with open plan access along with a WC. There are separate staircases on both sides of the house. On the first floor, there are two large double bedrooms, an open plan en-suite with dressing area, a single bathroom and family bathroom. Please note there is no access across the two sides of the property on the first floor. The second floor comprises of a vast open space with charming beams, and weavers windows allowing for lots of natural light. The space could be utilised as a secondary living space or for the addition of further bedrooms.

Externally, the property benefits from a good sized garden to the rear. There is also a sizeable portion of land to the side of the property which is fenced off and contains a gated parking space and additional garden space. Whilst we are advised that the current owners have enjoyed use of this for several decades, it is not part of the title plan and enquiries are ongoing at the time of listing.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



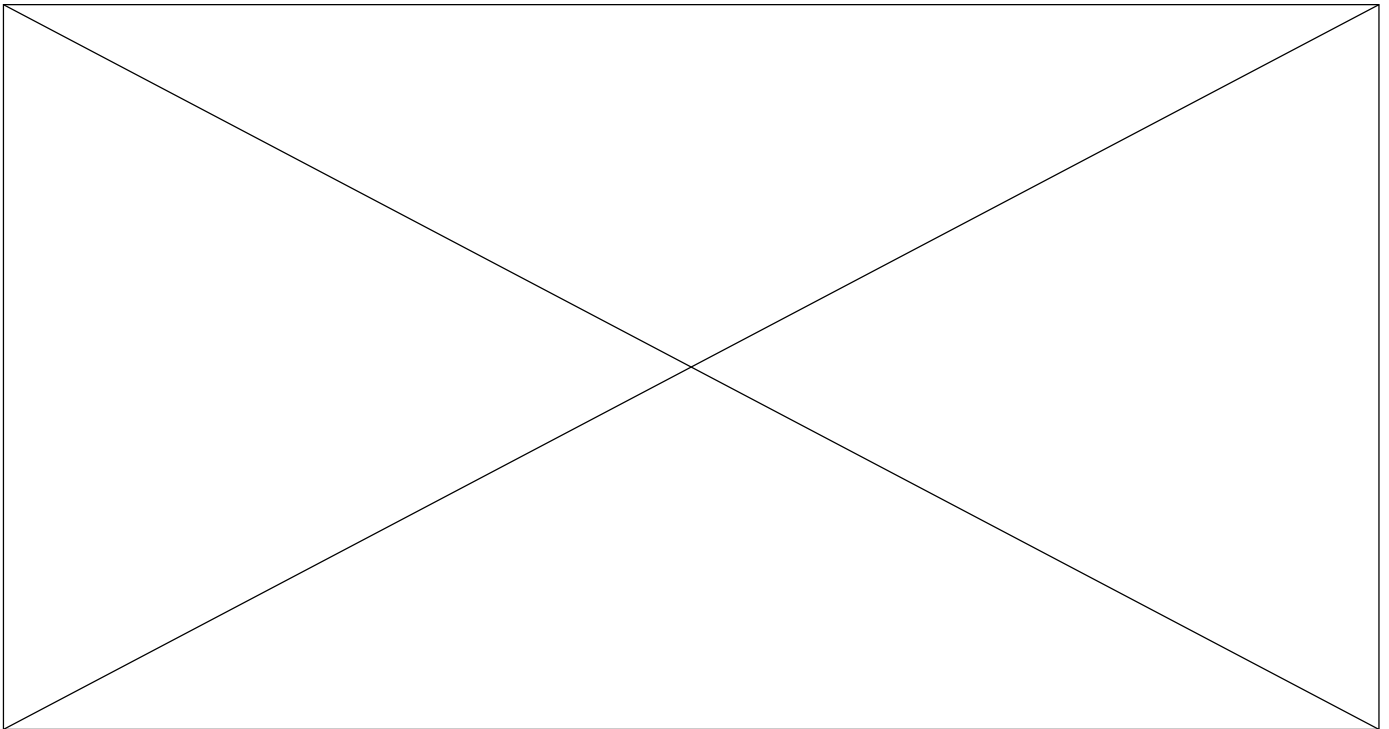


# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - TBA

Council Tax Band - E

Tenure - TBA



w - [abkproperty.co.uk](http://abkproperty.co.uk)

e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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Due to a change in the legislation as from 1<sup>st</sup> 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