

Glenaven Drive, Shawclough OL12 6 DT
Asking Price £250,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this three bedroom semi detached family home, situated in the popular area of Shawclough, close to local amenities and in the catchment area for some of the boroughs best regarded primary and secondary schools. This deceptively spacious 'up side-down' property briefly comprises of an entrance hallway, large lounge diner, modern fitted kitchen with stunning views across the town and a WC. To the lower ground floor, there are three double bedrooms including a sizeable master, along with a large four piece family bathroom and a conservatory to the rear extending out on to wonderful garden space. An ideal family home in a great location.

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).

Upper Ground Floor

Storm Porch

Hall

Entrance hallway with cloakroom space.

WC - 1.73m x 1.28m (5'8" x 4'2")

Two piece WC comprising pedestal wash hand basin and low level WC.

Landing

Lounge / Diner - 6.68m x 3.61m (21'11" x 11'10")

Open plan lounge/diner with stunning views from an elevated position, feature fire, laminate flooring.

Kitchen - 3.11m x 3.09m (10'2" x 10'2")

Wonderful modern fitted kitchen comprising a range of wall and base units including a carousel 'corner unit', a range of integrated and freestanding appliances.

Lower Ground Floor

Bedroom One - 4.35 x 3.61m (14'3" x 11'10")

Double bedroom with conservatory access.

Bedroom Two - 3.32m x 3.09m (10'11" x 10'2")

Double bedroom with wardrobes.

Bedroom Three - 3.61m x 2.33m (11'10" x 7'8")

Double bedroom.

Bathroom - 3.21m x 1.98m (10'6" x 6'6")

Four piece family bathroom with Jacuzzi bath, shower cubicle, low level WC and pedestal wash hand basin.

Conservatory - 4.72m x 3.19m (15'6" x 10'6")

External

The property benefits from a wonderful south facing rear garden with patio area, lawn and fish pond. To the front of the property, there is a private driveway for up to two vehicles whilst steps drop down to a front courtyard with two outdoor stores. Local amenities are all within close proximity including shops, pubs and well regarded schools.



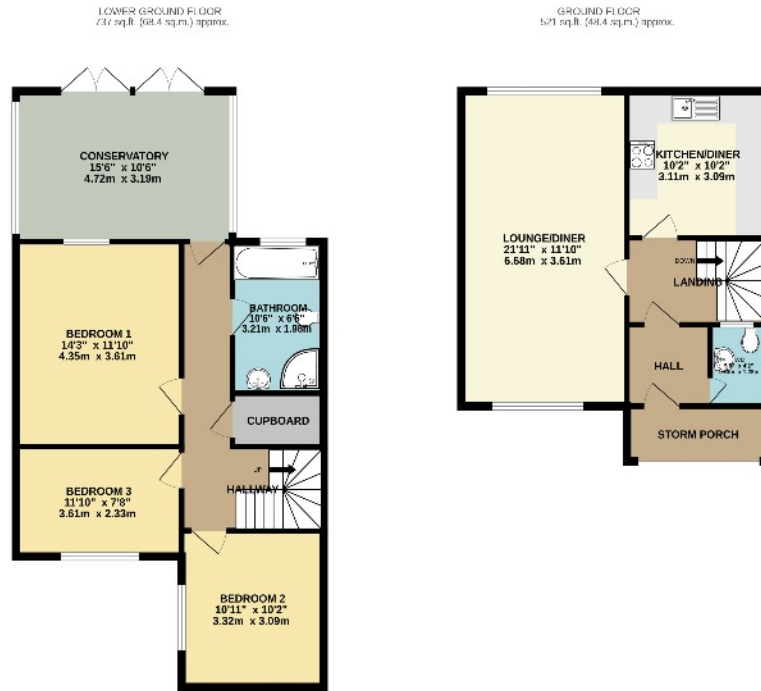
ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - TBC

Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



TOTAL FLOOR AREA: 1,258 sq ft (116.8 sq.m.) approx.
 All measurements have been made to the best of our knowledge and are not intended to be used as a basis for any legal proceedings. The actual area may vary slightly from the measurements shown. Measurements are to the internal face of walls and doors. Measurements are to the internal face of walls and doors. Measurements are to the internal face of walls and doors. Measurements are to the internal face of walls and doors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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