



ADAMSONS BARTON KENDAL are delighted to offer for sale this extremely spacious 4 bedroomed end terraced stone property, enjoying fabulous, far reaching panoramic countryside views and provides wonderful family accommodation with stunning fixtures and fittings throughout and benefits from a gas fired central heating system and double glazed windows. The property is situated in a popular residential area, within walking distance of Littleborough Village with all the usual local amenities available nearby and excellent commuter links to Manchester, Leeds and beyond.

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).

Ground Floor

LOUNGE - 5.6 x 4.3 metres - A stunning main reception room with spot lit ceiling, laminate flooring

KITCHEN / DINER - 6.0 x 3.4 metres - 1 ½ bowl sink unit, range of modern wall and base units with complementary work surfaces and breakfast bar, built in oven, hob and extractor hood, part tiled walls, storage cupboard, access to basement

UTILITY AREA - 2.3 x 1.6 metres

Side VESTIBULE - Staircase to first floor

Basement

CELLAR ROOM - 5.5 x 3.7 metres - utilised for storage purposes

First Floor

LANDING

MASTER BEDROOM - 4.3 x 5.9 metres - An extremely spacious double bedroom with dual aspect windows, enjoying stunning panoramic views over open countryside

BEDROOM TWO - 3.7 x 2.5 metres

BATHROOM - 3.6 x 1.6 metres (maximum) - Panelled bath, low level wc, wash hand basin, tiled walls and floor - stunning suite in white

Second Floor

LANDING

BEDROOM THREE - 4.5 x 3.2 metres -Stunning views to the front of the property

BEDROOM FOUR - 4.1 x 4.1 metres (average)

WC

Low level wc, wash hand basin



Externally

There is a shared courtyard area to the rear with decked patio.

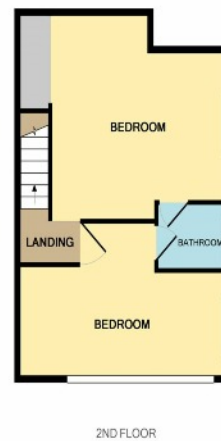
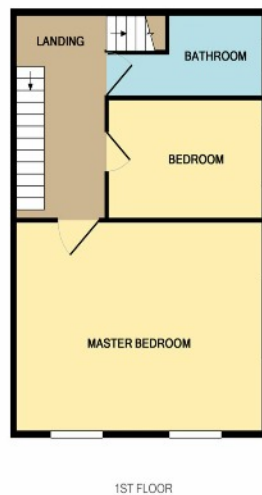
ADDITIONAL INFORMATION

Council Tax Band - B

Energy Performance Cert - TBC

Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission 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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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