



**ADAMSONS  
BARTON  
KENDAL**

**Balfour Road, Meanwood OL12 7EH**

**Asking Price £199,950**



**ADAMSONS BARTON KENDAL** are delighted to offer for sale this well presented three bedroom semi detached family home, positioned on a spacious corner plot with wonderful private garden space including a raised decking with LED down lights. The property benefits from uPVC double glazing throughout and a gas fired central heating system. The property has been well maintained by the current owners over a number of years, and briefly comprises of an entrance hall, spacious lounge, kitchen diner with storage cupboard and patio doors. To the first floor, there are two double bedrooms as well as a third single bedroom and a modern three piece shower room.

**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**

Hall

Lounge - 4.53m x 3.64m (14'10" x 11'11")

A spacious reception with wood flooring, neutral décor, coved ceilings.

Kitchen Diner - 4.64m x 2.89m (15'3" x 9'6")

Fitted kitchen comprising a range of wall and base units with complementary work surfaces and freestanding appliances, wood laminate flooring, dining space, patio doors extending out on to rear garden.

### **First Floor**

Bedroom One - 3.57m x 2.74m (11'9" x 9')

Double bedroom

Bedroom Two - 3.85m x 2.74m (12'8" x 9')

Double bedroom with laminate flooring and fitted wardrobes.

Bedroom Three - 2.36m x 2.29m (7'9" x 7'6")

Single bedroom with laminate flooring and fitted wardrobes.

Shower Room - 1.80m x 1.65m (5'11" x 5'5")

Three piece shower room comprising a low level WC, pedestal wash hand basin and walk-in shower cubicle - tiled walls and floor, plumbing remains in situ behind cladding should potential buyers wish to re-fit a bath.

### **External**

Externally, the property sits on the largest plot within this small development of semi detached properties. To the front of the property, there is a private driveway providing off street parking for up to two vehicles. To the rear, there is garden space as well as a raised decking area fitted with LED lighting. There is ample storage space for outdoor furniture etc. Newly installed fencing and hedges to the borders add a degree of privacy. Local amenities are all within close proximity as well as Healey Dell offering countryside walks.



# GENERAL INFORMATION

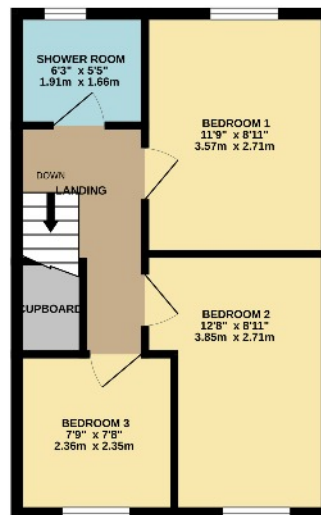
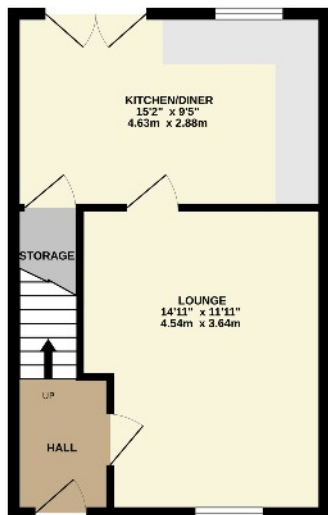
Tenure - TBC  
 Council Tax Band - B  
 EPC - TBC

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



GROUND FLOOR  
 370 sq.ft. (34.3 sq.m.) approx.

1ST FLOOR  
 370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.  
 Details shown, whether they have been made to verify the accuracy of the drawings concerned from, measurements of doors, windows, floors and any other items are approximate and the responsibility is taken for any error, omission or inaccuracy. The plan is for illustrative purposes only and should not be used as a basis for any contractual part of the contract. The services, appliances and appliances shown have not been measured and are not guaranteed to be the same as shown. The services, appliances and appliances shown are for illustrative purposes only and should not be used as a basis for any contractual part of the contract.  
 Floor plan number: 02/04

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