



**ADAMSONS
BARTON
KENDAL**

Jones Way, Kingsway OL16 4FX

Asking Price £199,950



ADAMSONS BARTON KENDAL are pleased to offer for sale this three bedroom semi detached home, situated on the popular Kingsway Village development and ideal for a young family. Briefly comprising of an entrance hallway, lounge, kitchen diner and downstairs WC. To the first floor, there are two double bedrooms, a third single bedroom, a family bathroom and the master has the benefit of a en-suite shower room. The property is offered with vacant possession and no onward chain, and has been competitively priced. Benefiting from uPVC double glazing throughout and a gas fired central heating system. There is an enclosed garden to the rear with patio areas and lawn as well as a private driveway to the front. Local amenities and the motorway network all within close proximity.

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

ENTRANCE HALL

LOUNGE - 4.9 x 3.2 metres (16' x 10'6")

A large main reception room with neutral décor

KITCHEN - 4.8 x 3.3 metres (15'9" x 10'9")

A wonderful modern fitted kitchen with a range of wall and base units with complementary work surfaces and a range of integrated and freestanding appliances.

WC - 1.0 x 1.9 metres (3'3" x 6'2")

Low level wc and wash hand basin

First Floor

LANDING

MASTER BEDROOM - 2.8 x 3.3 metres (9'2" x 10'9")

A double bedroom with en-suite shower room and views into the rear garden

EN-SUITE SHOWER ROOM - 2.1 x 1.4 metres (6'10" x 4'7")

Shower cubicle, pedestal wash hand basin, low level wc - matching suite in white, part tiled walls

BEDROOM TWO - 3.9 x 2.5 metres (12'9" x 8'2")

Second double bedroom

BEDROOM THREE - 2.5 x 2.1 metres (8'4" x 7'1")

A single bedroom to the front of the property.

FAMILY BATHROOM - 2.2 x 1.8 metres (7'2" x 5'10")

A three family bathroom comprising panelled bath, pedestal wash hand basin, low level wc - modern matching suite in white, part tiled walls

External

There is an enclosed garden to the rear with patio areas and lawn as well as a private driveway to the front. Local amenities including Kingsway Park High School are within close proximity and the motorway network can be accessed in minutes offering ease of access to both Manchester and Leeds.



VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

Energy Performance - B

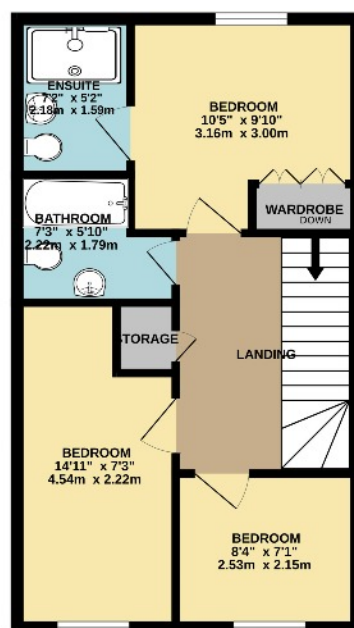
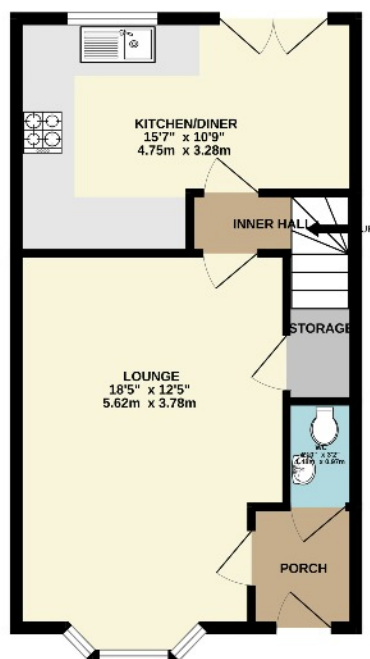
Council Tax Band - B

Tenure - TBC



GROUND FLOOR
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA - 877 sq.ft. (81.5 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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e - sales@abkproperty.co.uk

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