

Dell Meadow, Whitworth OL12 8RS

Offers invited in the region of £265,000



ADAMSONS BARTON KENDAL are delighted to introduce to the market this four bedroom detached home sat on a desirable corner plot on the edge of Healey Dell Nature Reserve. The property is offered for sale with no onward chain and provides the perfect blank canvas to create a wonderful family home with spacious accommodation and generous garden space. The property has been recently refurbished with the addition of new flooring throughout, whilst the mainly neutral décor and large windows in abundance allow for lots of natural light

Early Viewing 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

Hallway - 5.35m x 3.33m (17'7" x 10'11")

Lounge - 3.57m x 5.20m (11'9" x 17'1")

Dining Room - 3.36m x 3.04m (11' x 10')

Kitchen - 3.36m x 2.98m (11' x 9'9")

Utility Room - 1.72m x 3.56m (5'8" x 11'8")

Bedroom - 3.02m x 3.72m (9'11" x 12'2")

Bedroom - 2.10m x 3.56m (6'11" x 11'8")

Bathroom - 1.59m x 2.42m (5'3" x 7'11")

First Floor

Bedroom - 4.05m x 3.44m (13'3" x 11'3")

Bedroom - 3.38m x 4.25m (11'1" x 13'11")

Shower Room - 1.89m x 2.54m (6'2" x 8'4")

External

Garage - 2.91m x 5.53m (9'7" x 18'2")

The property boasts mature gardens to both the front and rear, as well as a paved patio area. There is a single driveway which leads to a single garage. A wide range of local amenities are close by including schools & shops, as well as several walking routes through some stunning countryside.





ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL



ADAMSONS
BARTON
KENDAL

ADDITIONAL INFORMATION

Council Tax Band - D

Energy Performance Cert - D68

Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



Total area: approx. 138.0 sq. metres (1485.4 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

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