

Wren Way, Kingsway OL16 4FY

Asking Price £190,000



ADAMSONS BARTON KENDAL are pleased to offer for sale this well presented two bedroom end townhouse, situated on the popular Kingsway Village development with excellent M62 motorway links and access to a range of local amenities including schools and shops. The property benefits from uPVC double glazing throughout, and a gas fired central heating system. Accommodation comprises briefly of an entrance hallway with stairway to first floor, cloakroom/WC, modern fitted kitchen with integrated appliances, and a lounge diner with French doors extended out on the private rear garden. To the first floor, there are two double bedroom and a three piece family bathroom suite. Externally the property offers driveway parking to the front with a paved path allowing access to the front entrance. Side gated access to the private rear garden which has a lawn, paved patio, wooden garden shed, decked area with walled and fenced boundaries.

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

Hall - 5'1" x 7'3" (1.57m x 2.21m)

Lounge / Diner - 16'1" x 12'4" (4.91m x 3.76m)

Kitchen - 9'9" x 6'2" (2.98m x 1.89m)

WC - 4'9" x 2'11" (1.46m x 0.91m)

First Floor

Landing - 5'1" x 2'9" (1.55m x 0.84m)

Bedroom One - 12'0" x 9'4" (3.66m x 2.86m)

Bedroom Two - 9'7" x 10'1" (2.93m x 3.09m)

Family Bathroom - 6'2" x 5'0" (1.89m x 1.54m)

External

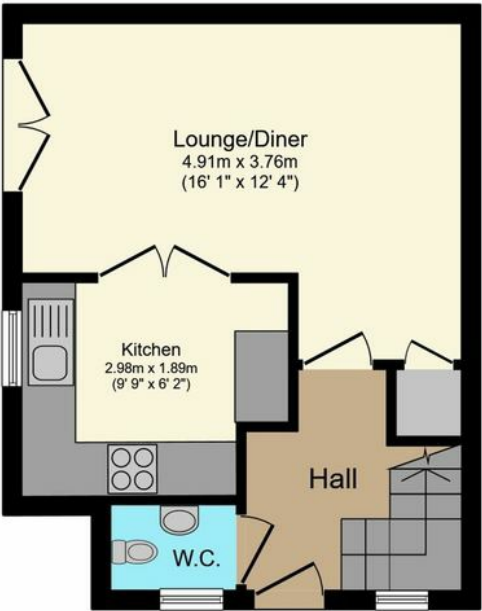
Externally the property offers driveway parking to the front and paved pathway giving access to the front entrance door. Side gated access to the private rear garden which has a lawn, paved patio, wooden garden shed, decked area with walled and fenced boundaries.



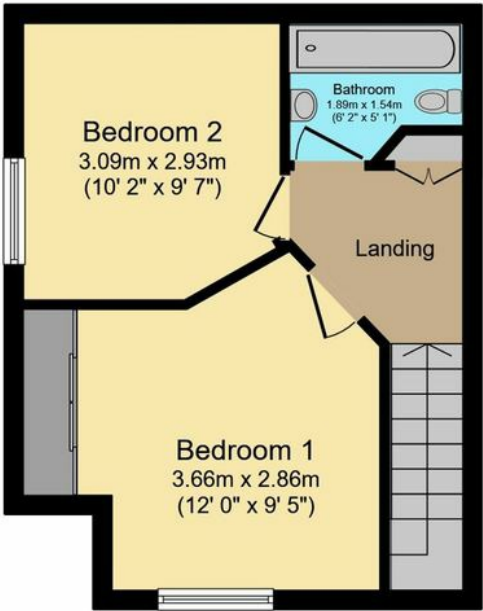
ADDITIONAL INFORMATION

Council Tax Band - B Energy Performance Cert - B Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



Ground Floor
Floor area 30.0 sq.m. (323 sq.ft.) approx



First Floor
Floor area 30.0 sq.m. (323 sq.ft.) approx

Total floor area 60.0 sq.m. (646 sq.ft.) approx
This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	82 B	
69-80	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