

Stoneyroyd Terrace, Whitworth OL12 8JW
Offers Invited in the region of £150,000
Council Tax Band A



ADAMSONS BARTON KENDAL are pleased to bring to the market this well presented three bedroom mid terraced property sat in an elevated position on Stoneyroyd Terrace on Market Street. The property is garden fronted, and benefits from raised gardens to the rear. The property retains some original character, and offers spacious accommodation internally with a good sized living room and a larger than average kitchen diner to the ground floor. To the first floor, there are two double bedrooms, along with a third single bedroom and a family bathroom suite. The windows are uPVC double glazed throughout, and the property benefits from a gas fired central heating system. Local amenities such as schools, shops and restaurants in Whitworth village are all within walking distance. Street parking is readily available directly outside the property. Offered for sale with no onward chain and vacant possession, the property is ideal for a first time buyer and early viewing is highly recommended.

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 -4.5 x 4.4 metres (14'9" x 14'5")

A spacious and well presented main reception room with feature stone fireplace , decorative covings to ceiling

KITCHEN/DINER - 4.2 x 3.6 metres (13'9" x 11'9")

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces, built in electric oven, gas hob and extractor hood, integrated fridge and freezer, plumbing for dishwasher and washing machine, part tiled walls, tiled floor, spot lights to ceiling

First Floor

LANDING

MASTER BEDROOM - 3.6 x 2.6 metres (11'9" x 8'6")

A light and spacious master bedroom with fitted wardrobes and views over the rear garden

BEDROOM TWO - 2.4 x 4.7 metres (7'10" x 15'5")

A second well presented and spacious double bedroom

BEDROOM THREE - 3.3 x 1.8 metres (10'9" x 5'10")

A well presented single bedroom with built in cupboard

FAMILY BATHROOM - 2.7 x 1.6 metres (8'10" x 5'3")

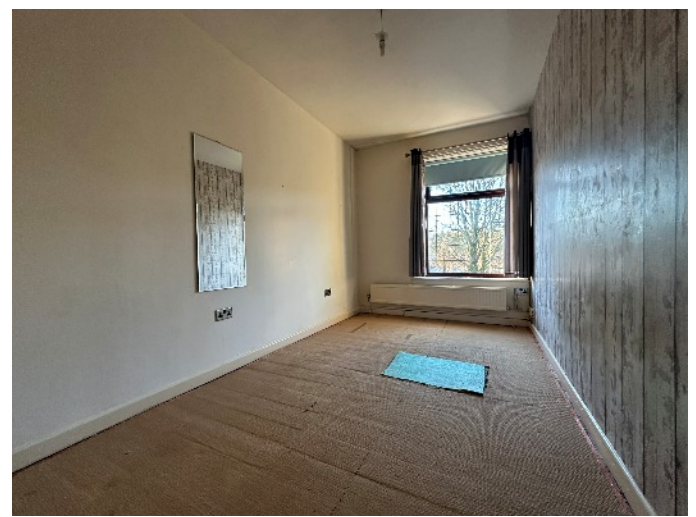
Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white, part tiled walls, spot lit ceiling

Loft

The loft space has been boarded and features a Velux window and this space has the potential to be converted into an Attic Bedroom subject to necessary Planning Permissions and Building Regulations.

Externally

There is a forecourt garden to the front and to the rear a split level garden with decked area, feature pergola, raised flowerbeds and patio area. There is also a shed with electricity and shelving.



ADDITIONAL INFORMATION

Council Tax Band - A Energy Performance Cert - D65 Tenure - Freehold

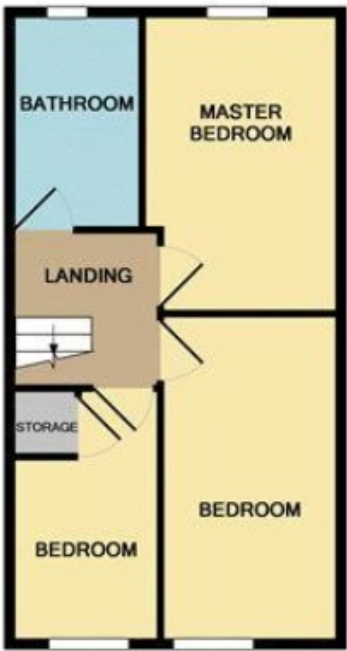
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR



1ST FLOOR

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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w - abkproperty.co.uk e - sales@abkproperty.co.uk

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