

**The Old Library, Market St  
Shawforth OL12 8HA  
OIEO £310,000**



**ADAMSONS BARTON KENDAL are pleased to offer for sale this four bedroom detached family home in Shawforth, with easy access to nearby Whitworth Village and Bacup Town Centre, both offering a range of local amenities. The property is set within spacious private grounds with a gated driveway and the whole of the ground floor is wheelchair accessible. The ground floor accommodation comprises a spacious lounge, large dining kitchen with a range of integrated and freestanding appliances, utility room, two double bedrooms, a third single bedroom and a family bathroom suite. To the first floor, there is a further large double bedroom which is currently used as the master, and a shower room all set off a generous landing space. The property is well presented throughout and is an ideal option for a growing family.**

## **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 – 5.11m x 3.57m (16'9" x 11'8")

Dining Kitchen – 5.59m x 3.58m (18'4" x 11'8")

Utility Room – 1.76m x 3.56m (5'9" x 11'8")

Bedroom – 3.83m x 3.52m (12'7" x 11'7")

Bedroom – 3.04m x 2.96m (10' x 9'8")

Bedroom – 1.76m x 2.52m (5'9" x 8'3")

Bathroom – 2.20m x 3.37m (7'2" x 11')

### **FIRST FLOOR**

Landing – 2.79m x 3.61m (9'2" x 11'10")

Bedroom – 3.53m x 5.99m (11'7" x 19'8")

Shower Room – 3.53m x 2.96m (11'7" x 9'8")

### **EXTERNAL**

The property is sat within extensive grounds with gardens to three sides of the property, and a private gated driveway providing ample off road parking. There is a timber outbuilding to the rear which houses a hot tub, which can be purchased separately if desired. A stream runs parallel to the rear perimeter. Local amenities including schools and shops are a short distance away, and the property sits approximately 25m away from the nearest bus stop.



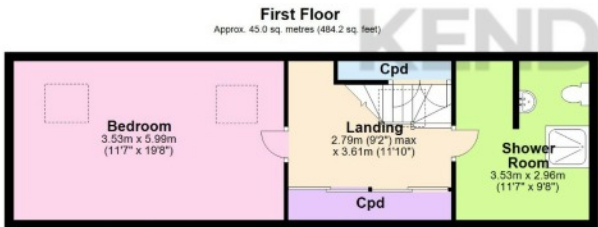




ADDITIONAL INFORMATION

Council Tax Band - C      Energy Performance Cert - D      Tenure - Freehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS  
ADAMSONS BARTON KENDAL



Total area: approx. 159.0 sq. metres (1711.7 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 PlanIt360.

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