

**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.

**Head Office - 122 Yorkshire Street
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Middleton
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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.



AUCTIONEERS COMMENTS

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,500.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

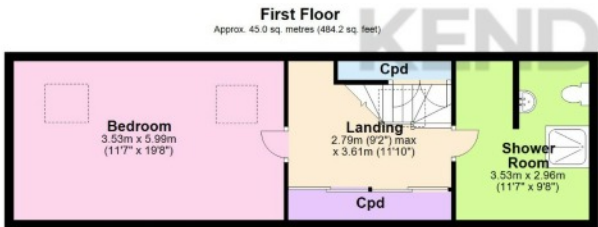
The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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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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