

Milner Street, Whitworth OL12 8RQ

Asking Price £340,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this beautiful detached family home. The accommodation comprises a hallway, guest w/c, lounge, dining room, fitted kitchen, 3 bedrooms and family bathroom. There are gardens to the front and rear and a private driveway. The property is located in the popular residential area of Whitworth close to local amenities, with fabulous countryside views.

**Head Office - 122 Yorkshire Street
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Tel : (01706) 653214

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).

Upper Ground Floor

ENTRANCE HALL - A spacious hallway with staircase to lower ground floor

CLOAKROOM - 2.3 x 1.4 metres (7'6" x 4'7") - A generously proportioned cloakroom with vanity wash hand basin and low level wc

Through LOUNGE with DINING AREA - 6.7 x 3.7 metres reducing to 3.0 metres (21'11" x 12'1" reducing to 9'10")
A fabulously spacious main reception room with panoramic views to the rear over the wonderful gardens and the countryside beyond

KITCHEN - 3.0 x 3.1 metres (9'10" x 10'2") - recently modernised kitchen comprising single drainer stainless steel sink unit, range of modern white gloss wall and base units with complementary wooden work surfaces, new built in oven, 4 ring gas hob and stainless steel extractor hood, space for fridge/freezer, partially tiled high gloss walls and stunning views over the rear garden

Lower Floor

L-shaped HALLWAY

MASTER BEDROOM - 3.7 x 3.0 metres (12'1" x 9'10") - A lovely Master Bedroom with built in storage cupboard and picturesque views over the countryside beyond

BEDROOM TWO - 3.6 x 3.0 metres (11'9" x 9'10") - A second double bedroom

BEDROOM THREE - 3.8 x 2.4 metres (12'5" x 7'10") - A third bedroom, located to the front of the property

BATHROOM - 2.1 x 2.3 metres (6'10" X 7'6") - A recently modernised family bathroom comprising panelled bath with shower attachment, pedestal wash hand basin, low level wc - modern matching suite in white, partially tiled walls

Basement

WORKSHOP / STORE - 6.6 x 2.9 metres (21'7" x 9'6") - Accessed from the rear patio area.

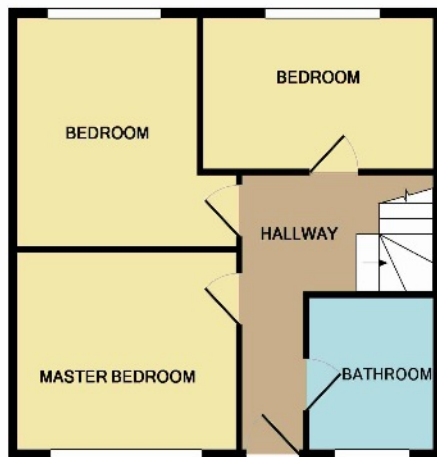
ADDITIONAL INFORMATION

Council Tax Band - C

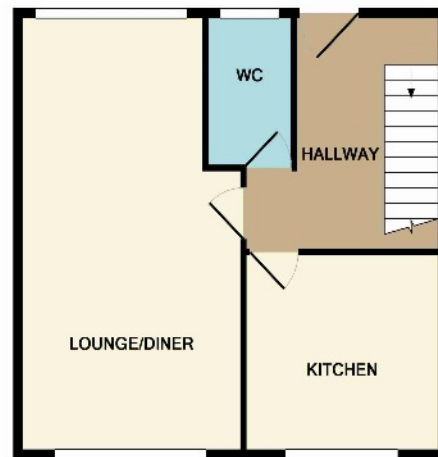
Energy Performance Cert - TBC

Tenure - TBC





LOWER GROUND FLOOR



GROUND 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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