



**ADAMSONS BARTON KENDAL** are delighted to introduce this Three bedroom semi-detached home, located in the popular residential area of Shawforth and occupying a generous plot with stunning countryside views from all three sides. The property benefits from a spacious driveway providing parking for two vehicles, a front garden, and a tiered garden to the rear, ideal for enjoying the open outlook

**Viewing Strongly Recommended**

**Head Office : 122 Yorkshire Street, Rochdale OL16 1LA**  
**01706 65214 / [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)**

Internally, the home offers a cosy lounge and a fitted kitchen with ample storage, complete with an integrated oven, hob and extractor fan. The property is midway through renovations, offering an exciting opportunity for buyers to add their own finishing touches. To the ground floor is a bathroom fitted with a corner bath and overhead shower, WC and wash basin. In addition, an upstairs bathroom has been created which requires fitting, with a bath already in place and no other fittings installed, providing purchasers with the ideal opportunity to design and complete the space to their own taste. Upstairs comprises a generous master bedroom and two further bedrooms, with further potential offered by an attic space currently being converted into an attic room and accessed via a drop-down ladder. Conveniently positioned close to local amenities and within a short walk of public transport routes, this property is ideal for a family and is expected to attract strong interest—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**

Hallway

Lounge - 5.0 x 3.1 metres

Kitchen - 4.2 x 3.4 metres

Bathroom - 2.2 x 1.5 metres



#### **First Floor**

Landing

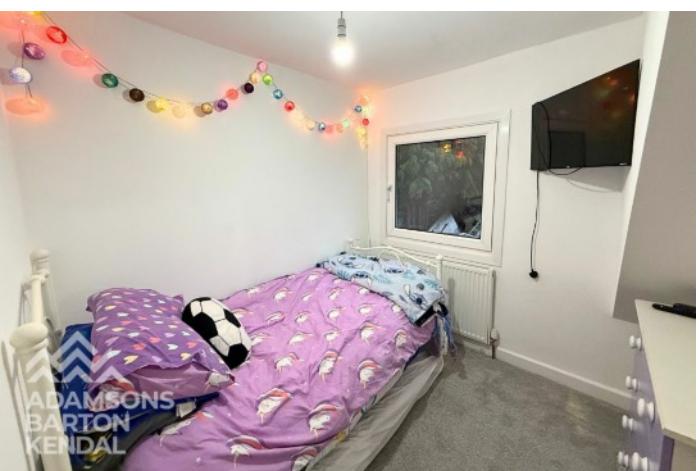
Master Bedroom - 3.3 x 3.8 metres

Bathroom - 1.6 x 4.7 metres

Bed 2 - 2.5 x 2.4 metres

Bed 3 - 2.4 x 2.5 metres





## Additional Information

Council Tax Band - A

Energy Performance Cert - TBC

Tenure - Freehold

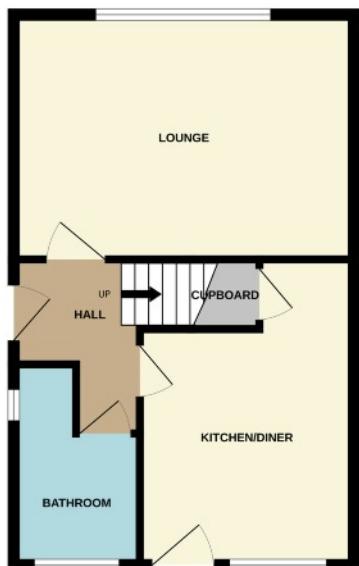
## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



GROUND FLOOR



1ST FLOOR



ADAMSONS  
BARTON  
KENDAL



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 guidance only and should be used as such by any prospective purchaser. The heating, water, gas and electricity systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.  
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(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.

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