

**Knowsley Crescent, Shawforth OL12 8HR**  
**Offers invited over £185,000**



**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

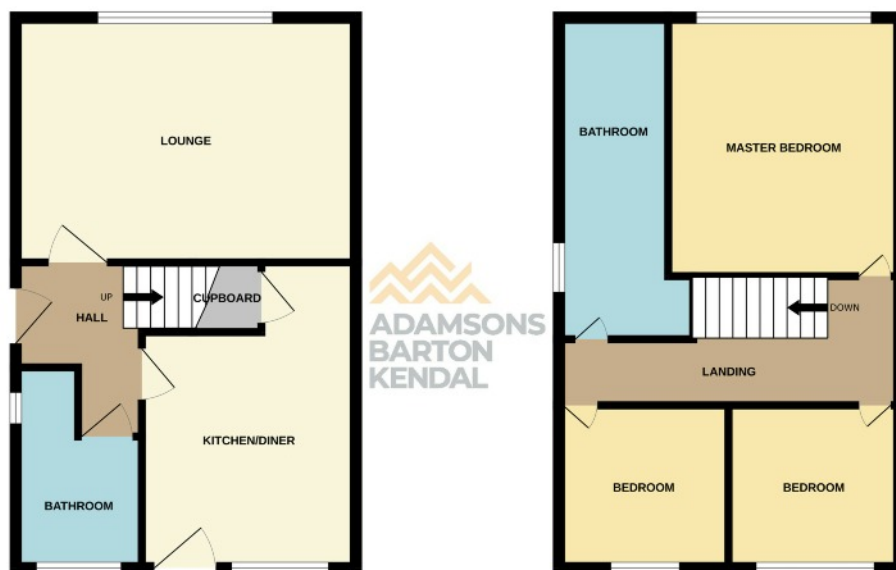
## VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL



GROUND FLOOR



1ST FLOOR



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 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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