

**Spring Mill Avenue OL12 8US**

**Asking Price £195,000**



**ADAMSONS BARTON KENDAL** are delighted to present this beautifully maintained two-bedroom semi-detached home, ideally positioned close to Whitworth Village and a range of local amenities. The property enjoys convenient access to picturesque countryside walks including Healey Dell, along with highly regarded local schools and nurseries, making it an excellent choice for first-time buyers and young families alike.

**Viewing Recommended**

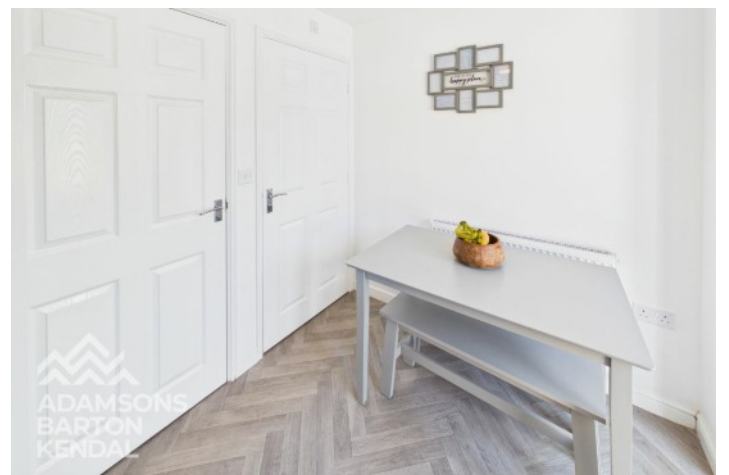
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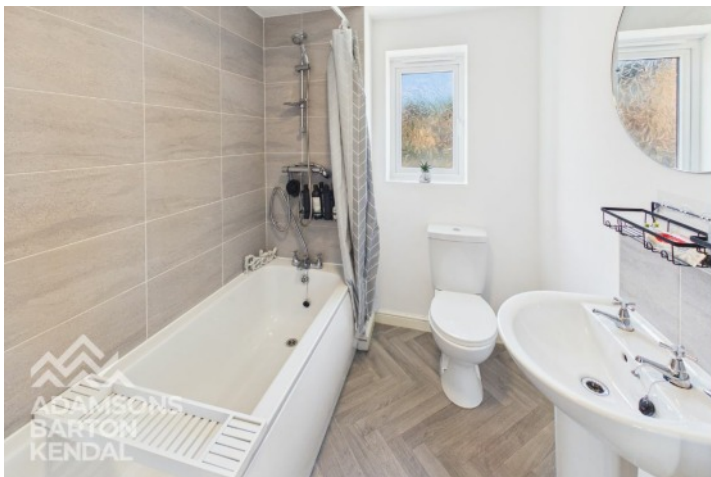
Built in 2022, the property has been exceptionally well maintained by the current owners and offers modern, stylish accommodation throughout. To the ground floor, the home features a cosy lounge, a handy downstairs WC, and a contemporary fitted kitchen diner complete with integrated hob and oven. The kitchen also benefits from patio doors leading out onto the generous rear garden, creating a perfect space for both relaxing and entertaining.

To the first floor are two spacious double bedrooms, both benefiting from fitted wardrobes, alongside a modern three-piece family bathroom suite.

Externally, the property offers driveway parking. The rear garden is a standout feature, being larger than many neighbouring properties, and comprises a patio seating area, raised lawn, and useful storage shed.

This is a fantastic opportunity to get onto the property ladder with a modern home in a sought-after location. Early viewing is highly recommended.







## Additional Information

Council Tax Band - A

Energy Performance Cert - B

Tenure - Freehold



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