

Stanley Way, Kingsway OL16 4GL

Asking Price £270,000



ADAMSONS BARTON KENDAL are delighted to introduce this spacious and immaculately presented three-bedroom mews town house, situated on a highly sought-after new build estate. Ideally positioned within close proximity to local motorway networks, excellent amenities and highly rated schools, this stunning family home has been recently renovated to an exceptional standard by the current owner and must be viewed to be fully appreciated.

The property benefits from uPVC double glazing throughout, a gas-fired central heating system, and hardwired CCTV covering the external surrounds, offering both comfort and peace of mind.

Viewing Recommended

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
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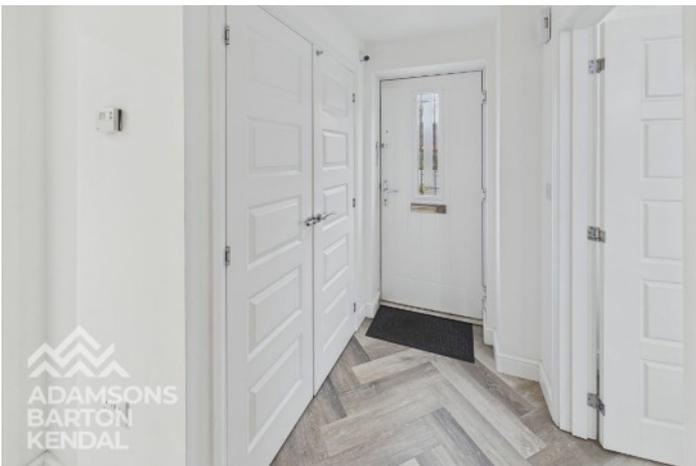
To the ground floor, a welcoming entrance hallway with useful storage leads into a beautiful, modern lounge – perfect for relaxing or entertaining. To the rear, there is a newly fitted contemporary kitchen/diner, finished to a superb specification with granite worktops and a full range of integrated Neff appliances including oven, hob, dishwasher, fridge/freezer and washer/dryer. The kitchen provides a stylish and practical family space.

The first floor comprises a generous master bedroom with a brand-new, recently modernised en-suite shower room. There are two further double bedrooms, one of which is currently utilised as a dressing room, along with a newly fitted family bathroom finished to a high standard.

The loft, accessed via the landing, has been part-boarded to provide additional storage space.

Externally, the property enjoys a shared driveway and a private, south-facing rear garden which is not overlooked. The garden benefits from installed switched lighting, creating an ideal space for outdoor dining and entertaining.

Having been refurbished throughout, including new carpets and flooring, this truly is a turnkey property offering modern living in a prime location.







Additional Information

Council Tax Band - B

Energy Performance Cert - C

Tenure - TBC

VIEWING STRICTLY BY APPOINTMENT WITH ADAMSONS BARTON KENDAL

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 0



Floor 1



Approximate total area⁽¹⁾
71.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 2C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIR44-E360

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