

**First Farm, Fernhill Lane,
Lane Head, Rochdale OL12 6BW
Offers invited in the region of £330,000**



ADAMSONS BARTON KENDAL are delighted to market this fabulous 3 bed roomed character property, dating back to the 18th century, set in a wonderful semi-rural location, in tranquil surroundings, enjoying breathtaking views over the surrounding countryside and beyond.

VACANT POSSESSION AVAILABLE - NO CHAIN

Head Office - 122 Yorkshire Street
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Lancashire
OL16 1LA
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Middleton
M24 6TE
Tel : (0161) 643 0777

The property is a Grade II listing building and oozes charm and character throughout, but does require significant expenditure on improvement and repair. The property is set in fabulous gardens with ample off street parking and offers wonderful potential. Rarely do properties come to the market in this area and as such, early viewing comes highly recommended to appreciate the potential of the accommodation on offer

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

Through KITCHEN / DINER - 5.5 x 3.6 metres - single drainer stainless steel sink unit, range of wall and base units, gas fire, character beamed ceiling

LOUNGE - 4.8 x 4.6 metres - character beamed ceiling and stunning views over open countryside

UTILITY ROOM - 2.8 x 2.7 metres - plumbing for washing machine and dryer, wc - accessed externally only

Basement

VAULTED CELLAR - 4.5 x 2.4 metres

First Floor

LANDING

BEDROOM ONE - 4.8 x 3.5 metres - a spacious double bedroom with stunning views to the rear

BEDROOM TWO - 3.5 x 2.4 metres - far reaching panoramic views

BEDROOM THREE - 2.8 x 2.6 metres

BATHROOM - 1.7 x 2.0 metres - Panelled bath with shower above, pedestal wash hand basin, low level wc - matching coloured suite.

Externally

The property has a wonderful, well maintained, open plan garden area to the front and to the rear, there is a large garden with a driveway providing ample off street parking and a covered well.



Tenure

We understand that the property is held Freehold.

Council Tax Band

We understand the property is assessed in Council Tax Band E

Services

Mains water / shared septic tank / mains gas and electric

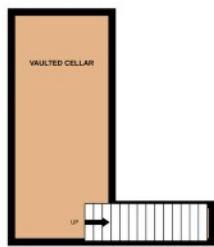
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL



BASEMENT

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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