



Eagley Bank
Shawforth OL12 8HE
Asking Price £240,000

Adamsons Barton Kendal are delighted to introduce this beautifully presented 3 bedroom terraced family home in Shawforth

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Enjoying a peaceful semi-rural setting, the property is surrounded by open countryside with a picturesque brook flowing nearby. Healey Dell Nature Reserve, Cowm Reservoir and the Pennine Bridle way are all within easy reach, while Whitworth village offers a range of independent shops, cafés, restaurants, highly regarded schools such as St John with St Michael CE Primary School and Britannia Primary School, and everyday amenities just a short drive away

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Internally the accommodation briefly compromises 2 reception rooms, a modern fitted kitchen, a handy cellar, 2 double bedrooms and a further single bedroom and a 4 piece family bathroom suite

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The property features on street parking.



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ACCOMMODATION

(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

Lounge - 3.41 x 4.13 metres

A generous family living room featuring a multi fuel log burner with views over the countryside and laminate flooring.

Dining Room - 3.42 x 4.13 metres

A spacious second reception room which is currently utilised as a dining room with laminate flooring and open plan access to the kitchen.

Kitchen - 4.33 x 6.18 metres

A beautiful modern fitted kitchen featuring stylish sky lights and integrated appliances such as a fridge freezer, washing machine, microwave and dishwasher.

Hallway - 4.91 x 1.95 metres

First Floor

Landing

Master Bedroom - 3.47 x 4.32 metres

A generous double bedroom with fitted wardrobes overlooking the stream.

Bedroom 2 - 3.48 x 3.82 metres

A further double bedroom with views of the garden and surrounding fields.

Bedroom 3 - 2.31 x 2.62 metres

A single bedroom with views of the garden and surrounding fields.

Bathroom - 3.95 x 2.26 metres

A 4 piece tiered family bathroom suite featuring a separate shower cubicle with glass doors. There are 2 steps which lead down to the bath, toilet and wash hand basin with fitted mirrored units to the tiled walls.





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

ADAMSONS BARTON KENDAL

Council Tax Band

Band B

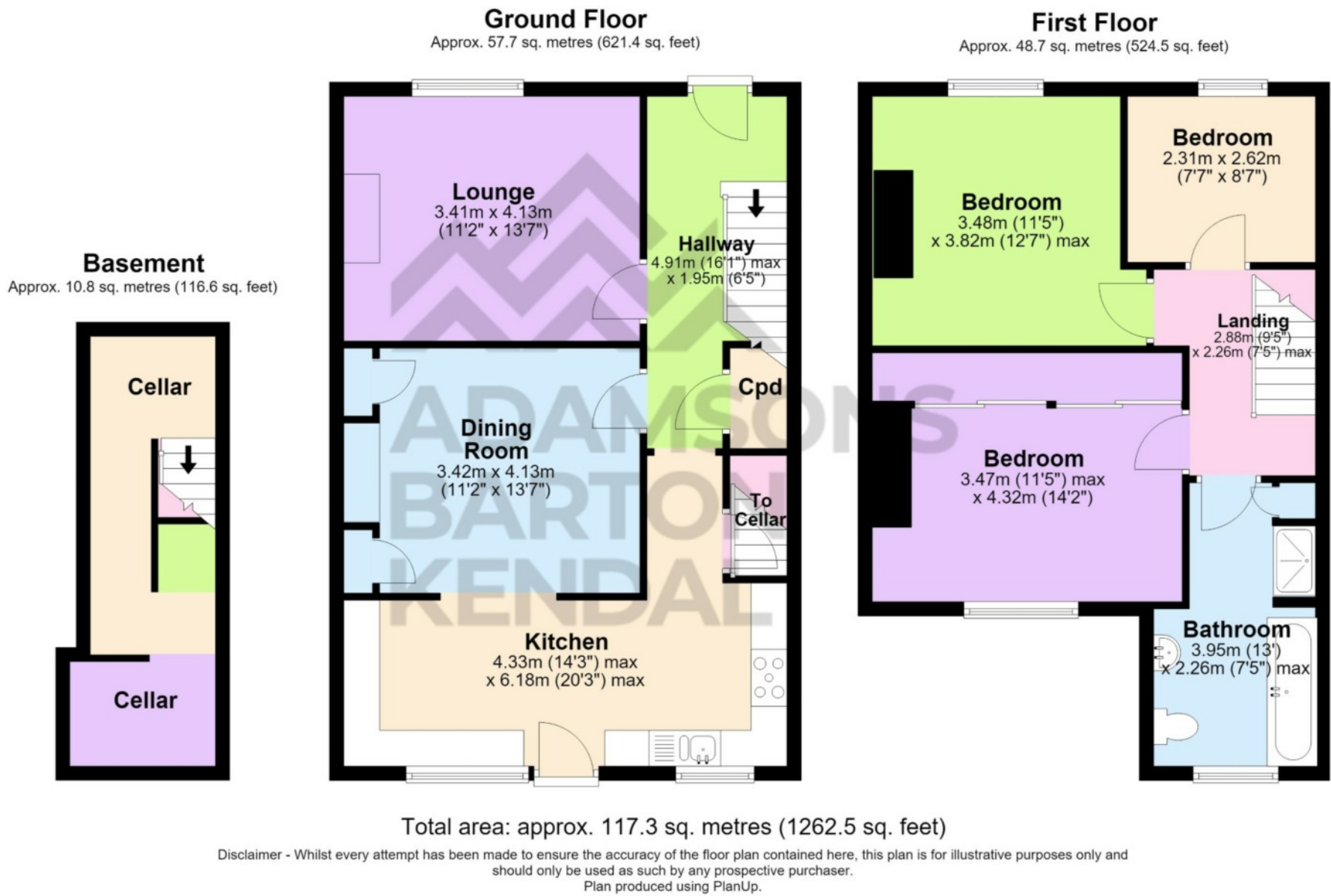
Energy Performance Certificate

D67

Tenure

TBC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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