



**New Way
Whitworth OL12 8AN
Offers invited in excess of £295,000**

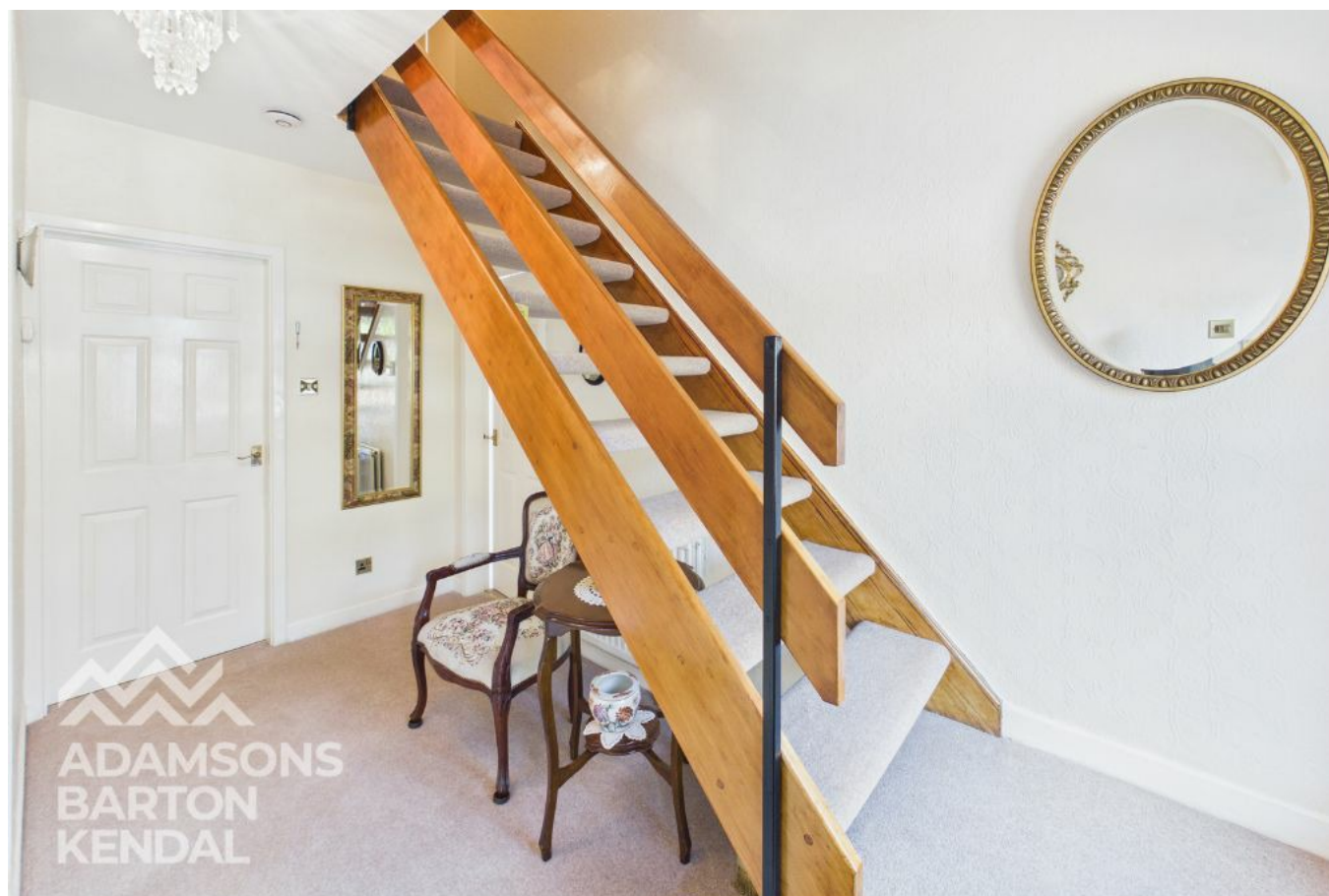
Adamsons Barton Kendal are delighted to present this 3 bedroom detached family home positioned on the ever so popular Cowm Park Estate in Whitworth.

The property is ideally located within close proximity to Whitworth Village and all of its shops, restaurants , bars and highly regarded schools. Countryside walks are a stone's throw away , including Cowm Reservoir and Healey Dell Nature Reserve. The property is positioned at the head of a cul de sac making it an ideal spot for peaceful family living.

Internally the property compromises of a large open plan lounge/ dining room, a fitted kitchen with integrated appliances, a downstairs shower room, a double master bedroom and a single garage to the ground floor.

The first floor offers 2 double bedrooms both with fitted wardrobes and a WC.

The property is very well maintained by the current owners and offers an excellent opportunity to put your own stamp on it.



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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

Hallway - 1.99 x 3.72 metres

A spacious entrance hallway with carpets and a wooden staircase.

Lounge - 4.07 x 3.96 metres

A spacious family lounge featuring a stylish arch leading into the dining space. There is a gas feature fireplace and carpets throughout.

Dining Area - 3.14 x 3.31 metres

Open plan space accessed through the living room, featuring carpets and a large window overlooking the rear garden.

Kitchen - 2.20 x 4.43 metres

A fitted kitchen featuring integrated appliances such as a dishwasher, microwave, double oven and fridge freezer. A large window overlooking the rear garden and the back door is located in here, along with partly tiled walls and flooring. The integral access to the garage is also in the kitchen.

Bathroom - 1.68 x 2.49 metres

A modern fitted shower room with tiled walls and flooring, featuring a round corner shower cubicle with sliding glass doors, a WC, fitted storage units and a wash hand basin.

Bedroom 1 - 3.47 x 3.64 metres

A ground floor double master bedroom overlooking the front gardens with carpets.



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First Floor

Bedroom 2 - 2.83 x 3.14 metres

A double bedroom with fitted wardrobes and carpets to the front of the property.

Bedroom 3 - 3.50 x 3.17 metres

Another double bedroom with fitted wardrobes and carpets overlooking the rear garden.

Landing - 1.17 x 2.02 metres

WC - 1.73 x 0.71 metres

Thoughtfully designed first floor WC and wash hand basin.

Externally

Garage - 5.05 x 2.55 metres

A single garage with plumbing for the washing machine, can be accessed internally and through the outdoor garage door.

The property occupies a large plot featuring off street driveway parking and a single garage. The rear garden features a well maintained lawn and patio area as well as a handy storage shed. The garden can be accessed from either side and is well looked after by the current owners.





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VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Council Tax Band

Band D

Energy Performance Certificate

D58

Tenure

Freehold



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	67 D
39-54	E		
21-38	F		
1-20	G		

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