

Gertrude Street, Shawforth OL12 8HH

Offers invited in the region of £200,000



ADAMSONS BARTON KENDAL are delighted to market this fabulous and extremely spacious 3 bedroomed end terraced house, formerly 2 properties with an enclosed garden, side driveway and garage, together with a small communal area to the rear, backing onto a natural stream.

The property provides exceptional potential and has been competitively priced to reflect the fact that it does require significant expenditure on improvement, modernisation and repair and early viewing comes highly recommended to appreciate the extent and the potential of the accommodation on offer

Viewing Recommended - No Chain - Vacant Possession

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 65214 / sales@abkproperty.co.uk

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

Entrance HALL

LOUNGE - 4.6 x 4.7 metres - A very spacious main reception room with feature stone fireplace with coal effect gas fire

Rear DINING ROOM - 4.6 x 4.6 metres - A spacious reception room to the rear with a wall mounted gas fire

KITCHEN - 1 ½ bowl stainless steel sink unit, range of wall and base units with double oven, hob and extractor hood

Basement

CELLAR ROOM 1 - 4.5 x 4.2 metres

CELLAR ROOM 2 - 3.8 x 2.7 metres

CELLAR ROOM 3 - 4.6 x 2.3 metres

UTILITY ROOM - 4.5 x 4.0 metres - A range of wall and base units and storage area

Rear VESTIBULE giving access out to the rear

First Floor

LANDING with storage cupboards

MASTER BEDROOM - 4.6 x 3.6 metres

BATHROOM - 2.7 x 2.1 metres - shower cubicle, low level wc, wash hand basin, heated towel rail

BEDROOM TWO - 4.5 x 4.7 metres

BEDROOM THREE - 2.6 x 3.6 metres - built in cupboard

Eternally

There is a side driveway providing off street parking for a number of vehicles , leading to a detached SINGLE GARAGE. There is an enclosed garden area to the front and to the rear, a communal walkway, adjacent to the stream, ideal for relaxing.





Additional Information

Council Tax Band - C
Energy Performance Cert - D67
Tenure - Leasehold

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA - 221.9 sq.ft. (206.1 sq.m.) approx.
While 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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