



  
**ADAMSONS  
BARTON  
KENDAL**



**Edenfield Road  
Rochdale OL11 5YY  
OFFERS INVITED IN THE REGION OF £325,000**

**ADAMSONS BARTON KENDAL** are delighted to offer for sale, this well presented 3 bedrooomed detached family home, set in extensive gardens to the rear with a front driveway providing off street parking. The property benefits from quality fixtures and fittings throughout and has 2 spacious reception rooms, a kitchen and utility area to the ground floor with 3 bedrooms and 2 bathrooms at first floor.

The property benefits from a gas fired central heating system and double glazed windows and there is also the potential to extend the property above the garage, subject to appropriate permissions being obtained.

The property is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the extent and quality 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**

**ENTRANCE HALLWAY**

Quality flooring, storage cupboard under the stairs, spindle staircase to first floor

**Through LOUNGE**

5.4 x 4.0 metres (17'8" x 13'1")

Feature fireplace with electric fire, double glazed patio doors leading out to the rear garden area covings to ceiling

**Second LOUNGE**

4.6 x 4.8 metres (formerly the double garage) (15'1" x 15'9")

Spotlights to ceiling

**VANITY ROOM**

Low level wc, wash hand basin, part tiled walls



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## KITCHEN

4.4 x 2.4 metres (14'5" x 7'10")

1 ½ bowl stainless steel sink unit, range of modern wall and base units with built in oven, hob and extractor hood, integrated 'American Style' fridge/freezer, spotlights to ceiling

## UTILITY AREA

1.4 x 1.5 metres (4'7" x 4'11")

Plumbing for automatic washing machine and dryer



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## First Floor

### LANDING

#### MASTER BEDROOM

4.2 x 3.3 metres (13'9" x 10'9")

A spacious double bedroom with a range of fitted wardrobes

#### EN-SUITE SHOWER ROOM

3.3 x 1.1 metres (10'9" x 3'7")

Shower cubicle, low level wc, wash hand basin, quality flooring, part tiled walls, spotlights to ceiling

#### BEDROOM TWO

3.1 x 3.0 metres (10'2" x 9'10")

A spacious double bedroom with a range of fitted wardrobes and bedroom furniture

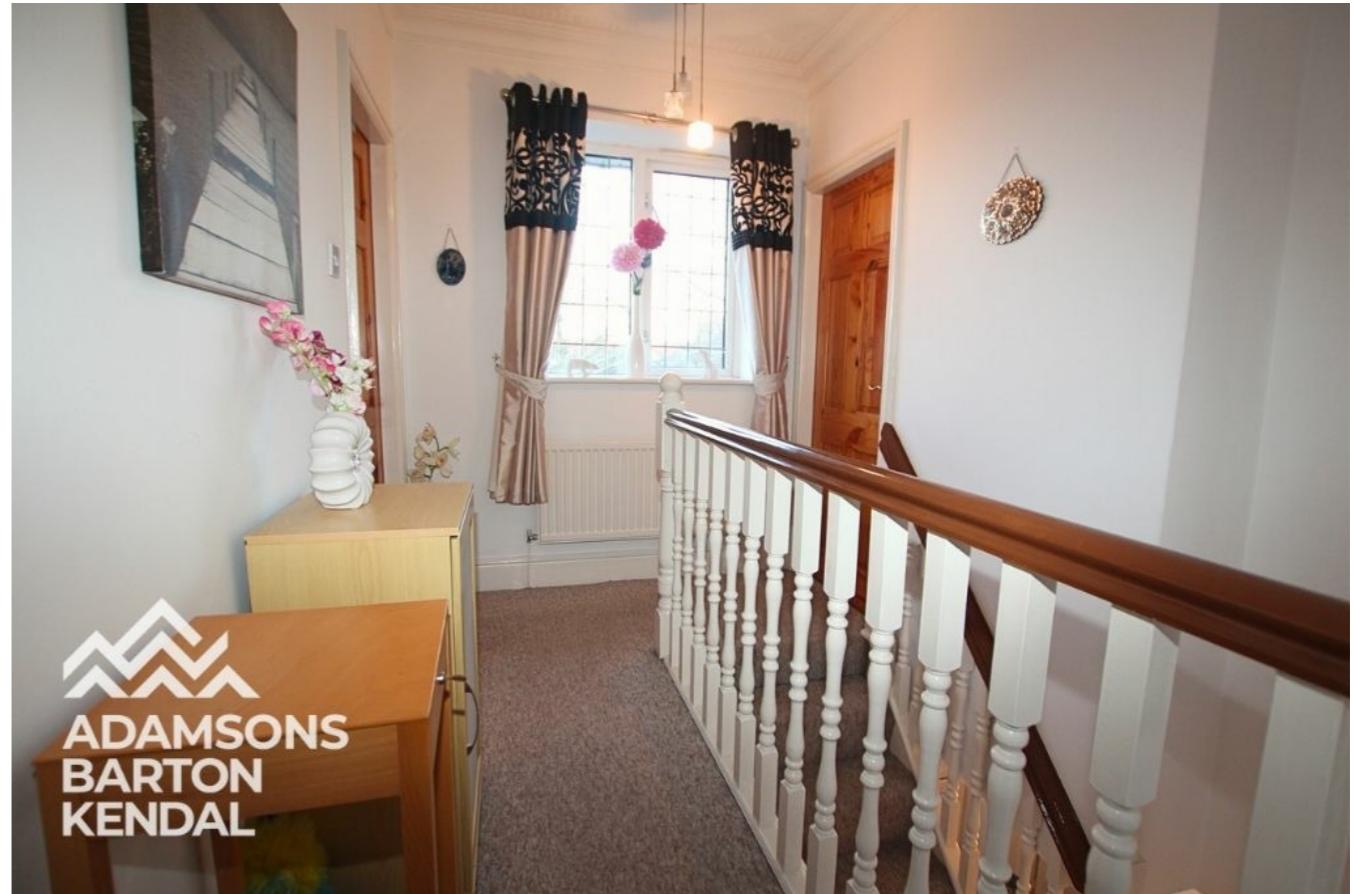
#### BEDROOM THREE

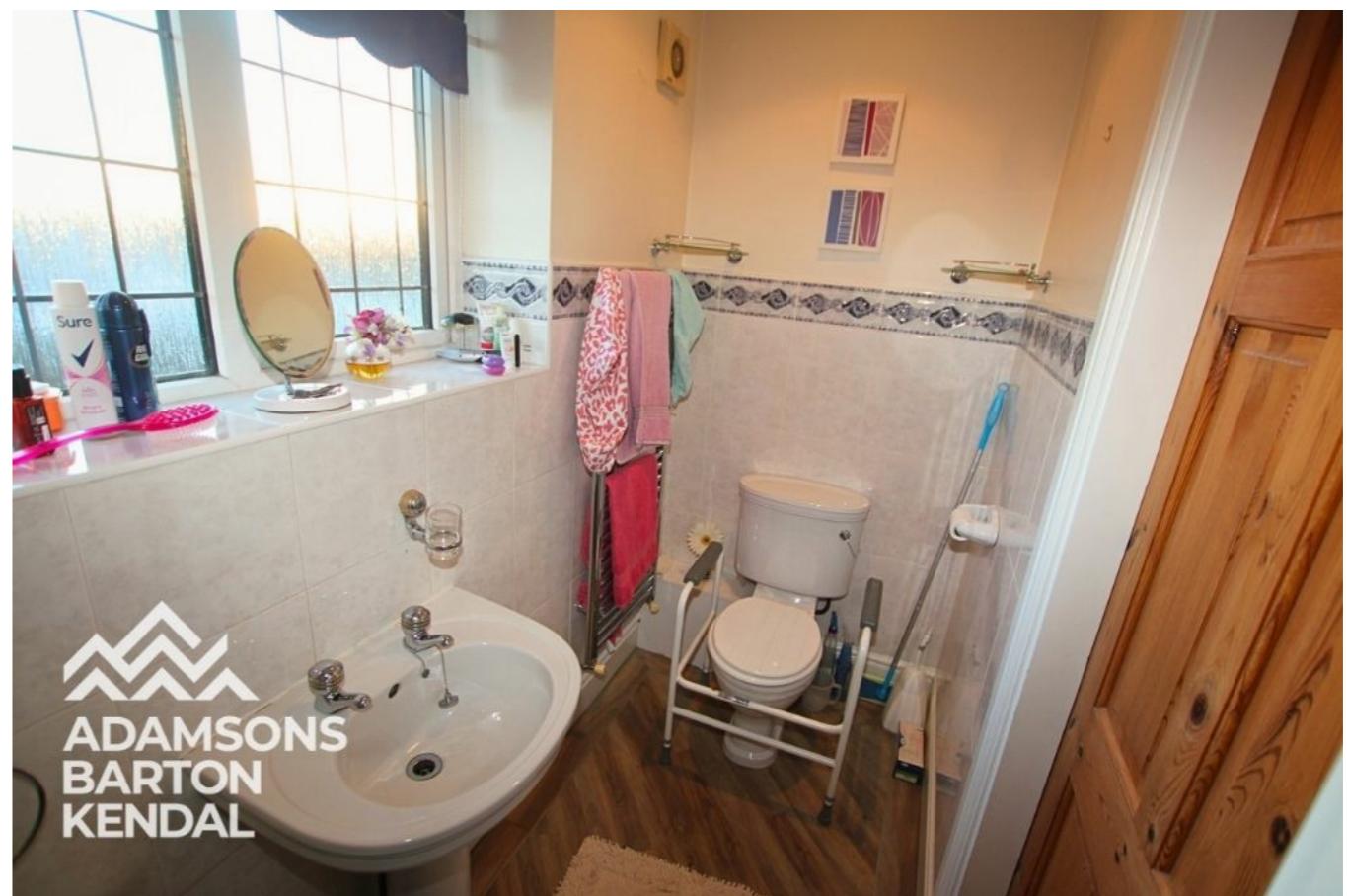
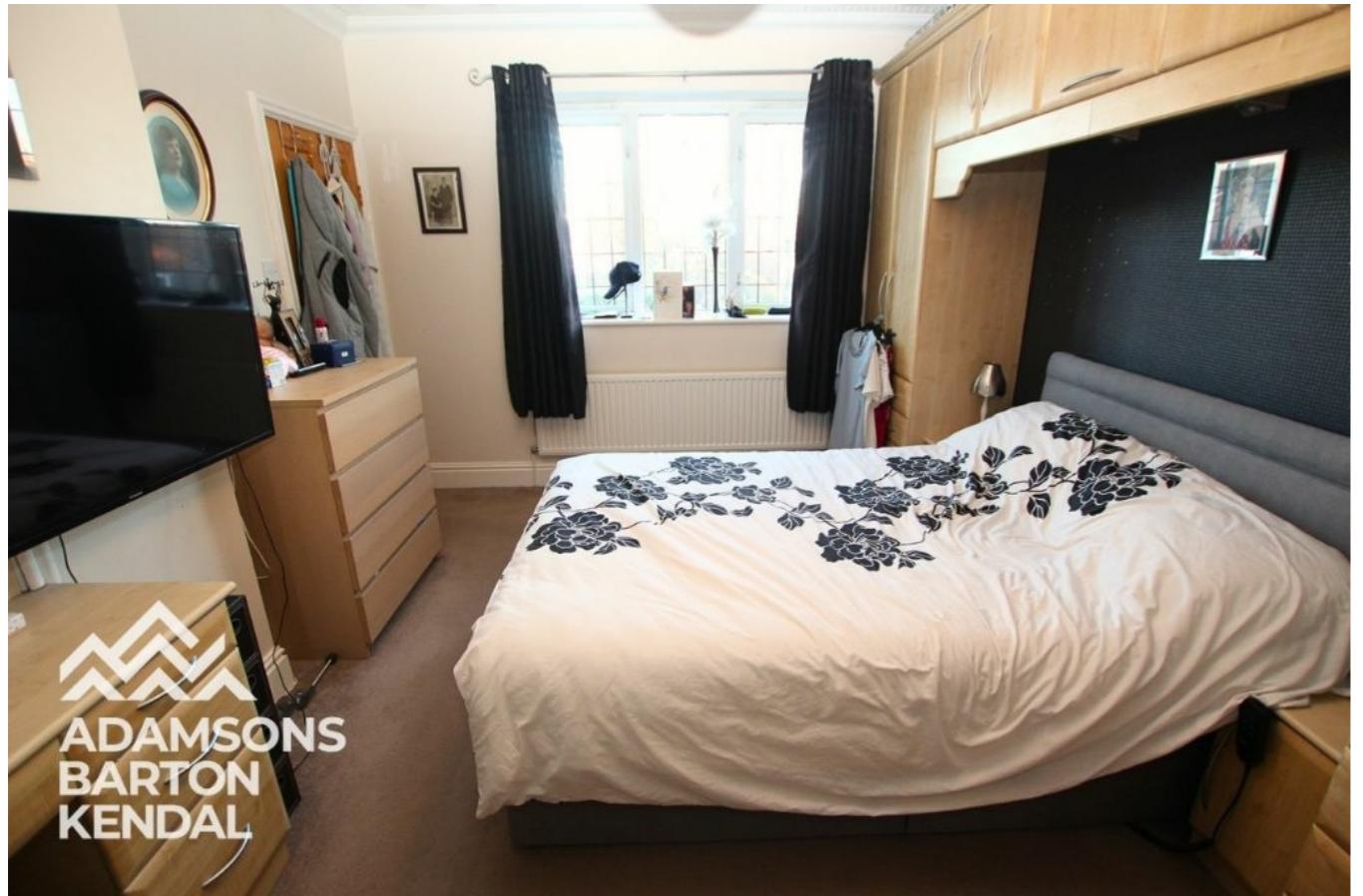
3.0 x 2.3 metres (9'10" x 7'6")

#### Family BATHROOM

2.4 x 2.2 metres reducing to 1.2 metres (7'10"x 7'2" reducing to 3'11")

Panelled bath with shower above, pedestal wash hand basin, low level wc - matching suite in white, part tiled walls





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## Externally

There is a front driveway providing off street parking and a large rear garden with extensive stone patio area.

## Additional Information

Energy Performance - TBC

Council Tax Band - D

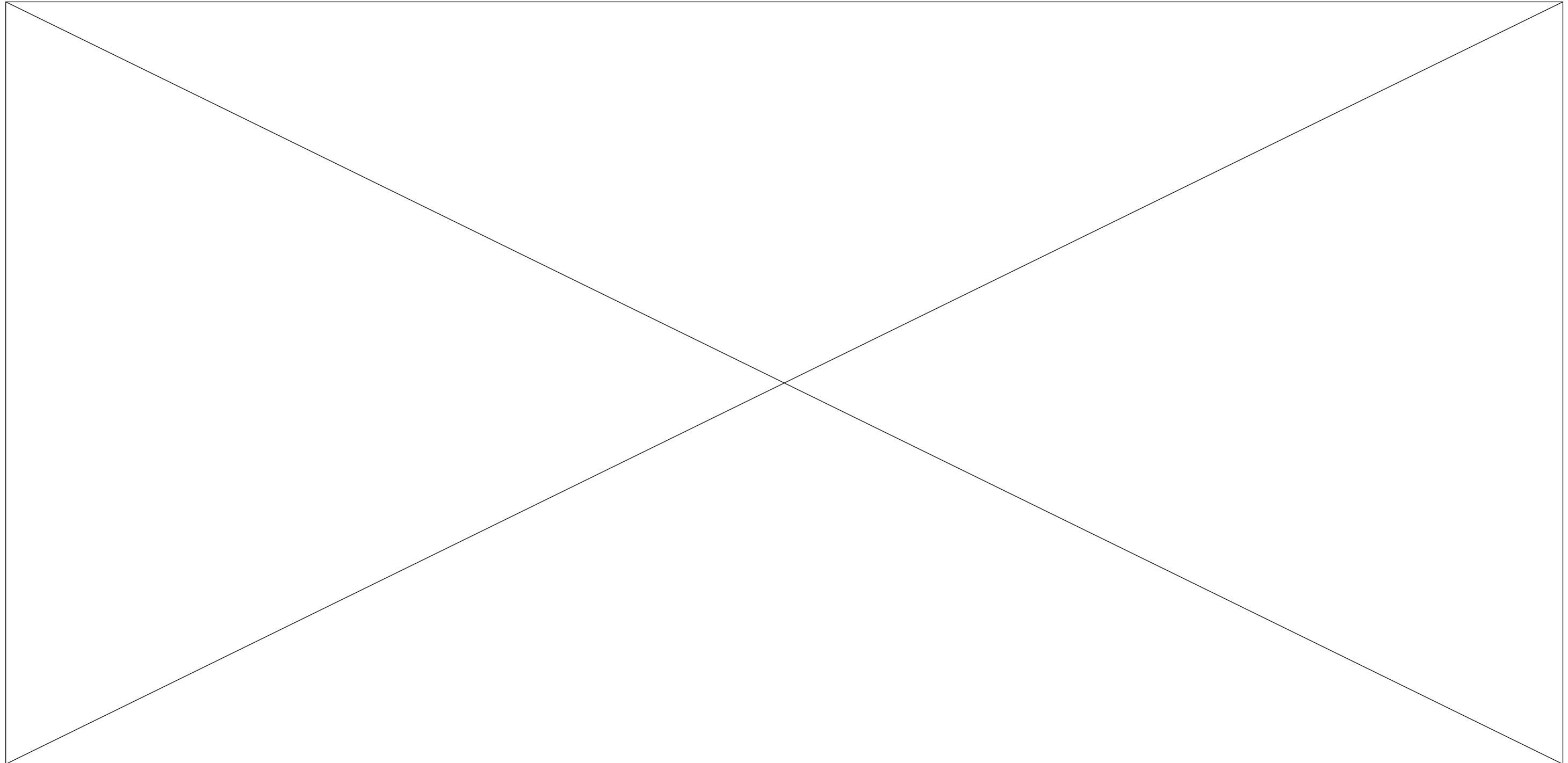
Tenure - Freehold



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# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS

## ADAMSONS BARTON KENDAL



w - [abkproperty.co.uk](http://abkproperty.co.uk) e - [sales@abkproperty.co.uk](mailto:sales@abkproperty.co.uk)

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