



**ADAMSONS
BARTON
KENDAL**

Broad Lane, Burnedge OL16 4PU

Asking Price £299,950



ADAMSONS BARTON KENDAL are pleased to offer for sale this stunning three bedroom end terrace property situated in the desirable and sought after area of Burnedge. This spacious family home has been lovingly renovated using high quality fixtures and fittings throughout and creating a wonderful turnkey property

Viewing Highly Recommended

Head Office - 122 Yorkshire Street
ROCHDALE
Lancashire
OL16 1LA
Tel : (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

Upon entry, you are met by an entrance vestibule with monochrome tiled flooring which in turn leads to a spacious hallway with a stairway to the first floor. Two reception rooms are accessed just off the hallway; firstly a spacious lounge with an open fire, feature surround and a bay window with decorative coving to the ceiling. Karndean flooring extends from the hallway and into the generous dining space which is neutral yet stylish in decor. This space also houses a fireplace with a solid oak beam and log burner. There is a hugely impressive British manufactured kitchen, fitted with German fittings and with fully integrated appliances including a Quooker boiling tap, dishwasher, fridge freezer, microwave, single oven and induction hob with extractor hood. No expense has been spared with several points of detail including cleverly designed cupboard space and restored exposed brickwork. Moving through, there is a large utility room with washing machine and dryer along with access to the rear with sliding patio doors. There is also a stylish WC with gorgeous Crosswater brass fittings.

Upstairs comprises three generously sized bedrooms including a large master with fitted wardrobe space. Perhaps the most impressive room in the house comes in the form of a luxury Crosswater bathroom suite with contrast tiling, consisting of a walk-in shower, low level WC, tiled bath and vanity sink unit. All of the first floor accommodation is accessed from a generous landing space, including a bespoke fitted cabinet.

The property also has a large loft space providing the potential for a loft conversion.

Externally, the property boasts a private and good sized rear garden laid to lawn. There is also private parking to the rear along with the inclusion of an EV charger. Street parking is also readily available to the front of the property, with additional front garden space. Local amenities are all within reach including shops, restaurants and schools.

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

Hallway

Lounge - 4.84m x 3.53m (15'10" x 11'7")

Dining Room - 4.57m x 3.94m (15' x 12'11")

Kitchen - 3.94m x 3.31m (12'11" x 10'10")

Utility Room - 3.63m x 3.31m (11'11" x 10'10")

WC





First Floor

Landing - 4.53m x 1.82m (14'10" x 6')

Bedroom One - 4.33m x 4.92m (14'2" x 16'2")

Bedroom Two - 2.04m x 2.99m (6'8" x 9'10")

Bedroom Three - 3.13m x 1.98m (10'3" x 6'6")

Bathroom - 2.39m x 2.99m (7'10" x 9'10")

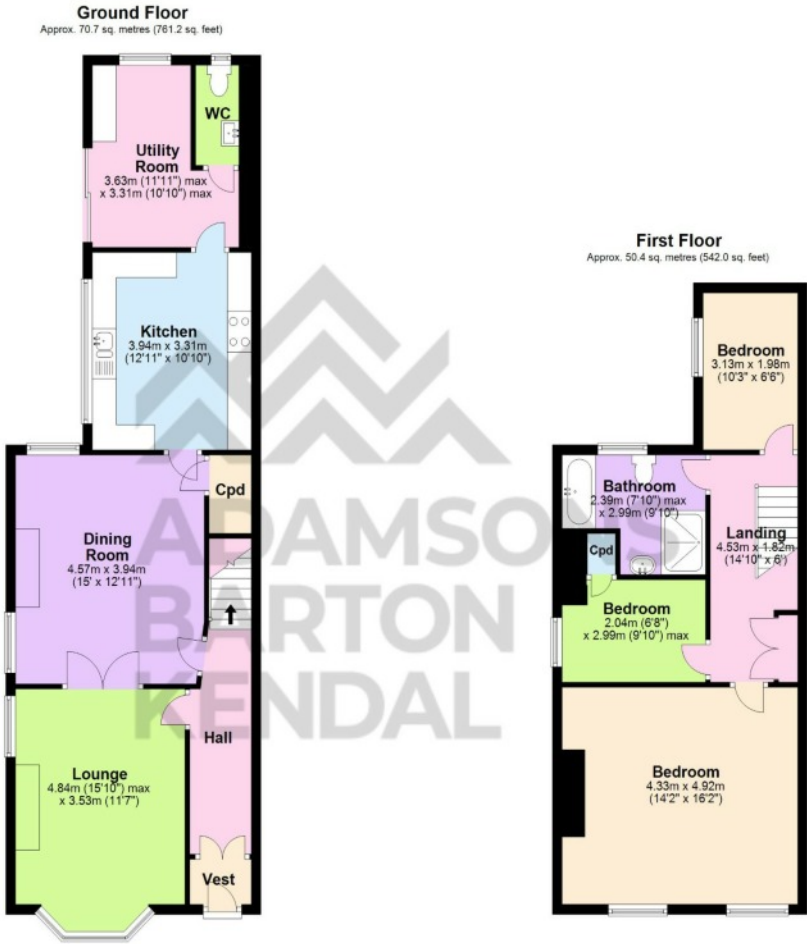


VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS
ADAMSONS BARTON KENDAL

Energy Performance - E
(Prior to renovations)

Council Tax Band - C

Tenure - Freehold



Total area: approx. 121.1 sq. metres (1303.2 sq. feet)

Disclaimer - Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	41 E	
21-38	F		
1-20	G		

w - abkproperty.co.uk e - sales@abkproperty.co.uk

Adamsons Barton Kendal for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Adamsons Barton Kendal has any authority to make or give any representations or warranty in relation to this property.

Due to a change in the legislation as from 1st March 2004 we are required to check your identification. This is a legal requirement and applies to all Estate Agents: (i) proceeding to market any property; and (ii) should you make an offer on one of our properties and this offer becomes acceptable, before we can instruct Solicitors to proceed with the transaction. Suitable identification can be: Current signed Passport; New style Driving Licence with photograph; Inland Revenue Tax notification