



**ADAMSONS
BARTON
KENDAL**

ADAMSONS BARTON KENDAL are delighted to offer for sale this three bedroom semi detached family home, situated in a highly popular and sought after area with Norden with close links to a wide range of amenities which the village has to offer including schools, shops, restaurants and bars. The deceptively spacious property is perfect for a growing young family; ground floor accommodation comprises briefly of an entrance hallway with under stairs storage, fitted kitchen, lounge, dining room, and a conservatory to the rear. To the first floor, there are three well proportioned double bedrooms, and a family bathroom suite positioned off a generous landing space. The property boasts a private driveway for multiple vehicles, and a detached single garage. To the rear, there is a south westerly facing garden which backs on to Norden Cricket Club with stocked borders and lovely patio areas. Benefiting from uPVC double glazing throughout, and a gas fired central heating system. The property is offered for sale with no onward chain, and early viewing comes recommended to appreciate the position of this wonderful family home.

Early Viewing 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

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 - 2.01m x 3.45m (6'7" x 11'4") - A spacious hallway with stairs access to the first floor Accommodation and under stairs storage.

Kitchen - 3.45m x 2.71m (11'4" x 8'11") - Fitted kitchen comprising a range of wall and base units with complementary work surfaces, serving hatch with potential to knock through into the dining room if desired, access to side driveway.

Lounge - 4.73m x 3.45m (15'6" x 11'4") - Reception room with electric fire and feature surround, sliding doors to dining room

Dining Room - 3.28m x 2.71m (10'9" x 8'11") - Neural décor, serving hatch to kitchen and uPVC sliding doors to conservatory.

Conservatory - 2.39m x 2.92m (7'10" x 9'7") - Access to rear garden.

First Floor

Landing - 2.59m x 2.36m (8'6" x 7'9")

Bedroom One - 4.14m x 3.42m (13'7" x 11'3") - Double bedroom to rear with fitted wardrobes.

Bedroom Two - 4.14m x 2.73m (13'7" x 9') - Double bedroom to rear with fitted wardrobes.

Bedroom Three - 3.27m x 2.51m (10'9" x 8'3") - Double bedroom to front with fitted wardrobes.

Shower Room - 2.59m x 1.63m (8'6" x 5'4") - Three piece shower room with low level WC, vanity sink unit and shower cubicle, vinyl flooring, fully tiled walls and chrome towel radiator.

External

Boasting a large private driveway for numerous vehicles to the front and side, and a detached **SINGLE GARAGE** with power. To the rear, there is a south westerly facing garden with patio areas for outdoor dining. As with neighbouring properties, there is scope for extension to the side and rear subject to receiving the relevant planning permissions. The property sits on a highly popular development with close links to some of the Borough's most stunning countryside stretching up to Shawfield, across Greenbooth Reservoir and beyond. Norden village centre is also within walking distance and offers a wealth of amenities including shops, bars and restaurants with well regarded schools also nearby.





ADDITIONAL INFORMATION

Council Tax Band - C

Energy Performance Cert - C70

Tenure - Leasehold

VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL



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

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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