



**ADAMSONS  
BARTON  
KENDAL**

Market Street, Whitworth OL12 8QN

Asking Price £125,000



ADAMSONS BARTON KENDAL are delighted to offer for sale, this desirable and deceptively spacious 2 bedroomed stone terraced property, situated in the heart of Whitworth Village. The subject property is well presented internally but does require a degree of expenditure on improvement and modernisation but has been competitively priced and early viewing comes highly recommended to appreciate the extent and potential of the accommodation on offer.

**VIEWING STRONGLY RECOMMENDED  
VACANT POSSESSION AVAILABLE - NO CHAIN**

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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

#### **ENTRANCE HALL**

Staircase to the first floor

#### **LOUNGE - 4.5 x 4.3 metres (14'9" x 14'1")**

A spacious main reception room with feature fireplace with coal effect gas fire

#### **Rear DINING ROOM - 4.5 x 4.3 metres (14'9" x 14'1")**

Stone fireplace

#### **KITCHEN - 4.5 x 1.4 metres (14'9" x 4'7")**

Single drainer stainless steel sink unit, range of wall and base units with complementary work surfaces, built in double oven, hob and extractor hood with integrated microwave

### First Floor

**LANDING** - a spacious landing area

#### **MASTER BEDROOM - 4.4 x 4.3 metres (14'5" x 14'1")**

A spacious double bedroom, situated to the front of the property

#### **BEDROOM TWO - 4.5 x 2.6 metres (14'9" x 8'6")**

Built in cupboards

#### **BATHROOM - 3.7 x 3.1 metres (12'1" x 10'2")**

A very spacious bathroom with panelled bath, shower, low level wc and bidet

### Externally

The property is accessed via steps off Market Street with an enclosed rear yard.

We are advised that the property is assessed in **COUNCIL TAX BAND A**





# VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS ADAMSONS BARTON KENDAL

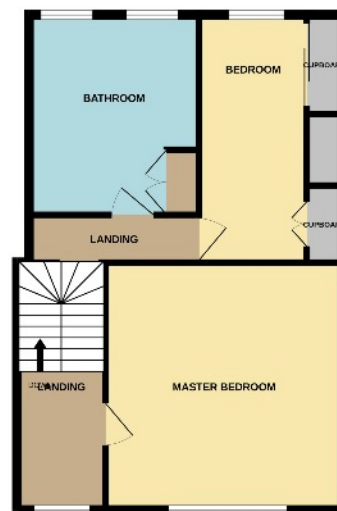
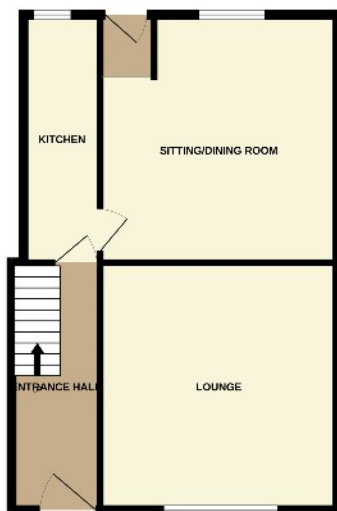
## Location

The subject property is situated in a popular residential area, in the heart of Whitworth Village, with all the usual local amenities available nearby and countryside walks on your doorstep.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measuring errors of floors, windows, doors and any other details are acknowledged and no responsibility is taken for any errors. Prospective purchasers are advised to visit the property and inspect the same for themselves and to satisfy themselves as to the accuracy of the floor plan. The floor plan is shown here for reference only and does not constitute an offer or contract. No part of this floor plan should be relied upon for any purpose.

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

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Due to a change in the legislation as from 1<sup>st</sup> 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