



**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 bedrooomed 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**

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

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.



Whilst every endeavour has been made to ensure the accuracy of the floor plan, it should be used 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.

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