

Knowsley Crescent, Shawforth OL12 8HR
Asking Price £180,000



ADAMSONS BARTON KENDAL are delighted to offer for sale this extended three bedroom semi detached property situated in the popular semi-rural area of Shawforth with views over countryside. Well presented throughout and briefly comprising internally of a entrance hallway, spacious lounge, modern fitted kitchen with integrated appliances, dining room and family bathroom. To the first floor there are two double bedrooms with an en-suite to the master and an additional single bedroom. Externally, the property is located on the edge of some stunning open countryside but with ease of access to Whitworth village and all the usual local amenities that are on offer including well regarded primary and secondary schools.

Viewing Strongly 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

ENTRANCE HALL

LOUNGE - 5.0m x 3.6m (16'4" x 11'9")

A feature fireplace with coal effect gas fire, covings to ceiling

KITCHEN - 2.8m x 4.5m reducing to 3.1 metres (9'2" x 14'9" reducing to 10'2")

Modern fitted kitchen comprising a range of wall and base units

BATHROOM - 1.6m x 3.3m reducing to 2.0m (5'3" x 10'9" reducing to 6'6")

Family bathroom suite comprising a low level WC, vanity wash hand basin, walk-in shower cubicle.

DINING ROOM - 4.52m x 2.59m (14'10" x 8'6")

Extended dining room with patio doors leading out to the rear garden.

First Floor

LANDING

BEDROOM ONE - 5.0m x 3.6m (16'4" x 11'9")

Generous double bedroom with front aspect views, built-in wardrobes.

EN-SUITE BATHROOM - 1.8m x 1.74m

Three piece bathroom suite comprising shower cubicle, wash hand basin and low level WC.

BEDROOM TWO - 2.4m x 2.2m (7'10" x 7'2")

Double bedroom with rear aspect views.

BEDROOM THREE - 3.2m x 2.5m (10'6" x 8'2")

Single bedroom with rear aspect views.

Externally

The property benefits from a side driveway with parking for numerous vehicles. There are well stocked gardens to both the front and rear with access to the surrounding stunning open countryside. All usual local amenities are close by in Whitworth and Bacup.

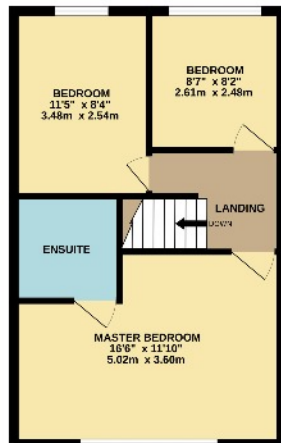
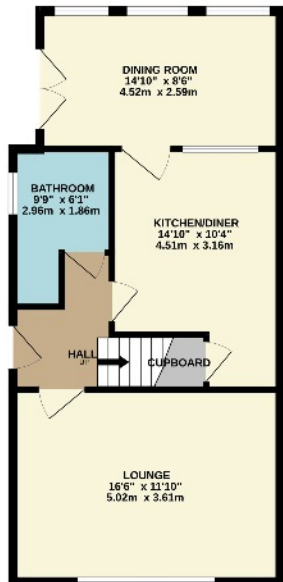


Council Tax Band - A
Energy Performance Cert - D81
Tenure - Leasehold

GROUND FLOOR



1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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