

Shawfield Lane, Norden OL12 7RG

Offers invited in the region of £170,000



ADAMSONS BARTON KENDAL are delighted to market this wonderful, compact stone terraced property, situated in the heart of Norden Village, within walking distance of the Cricket Club and with all the usual local amenities available in the village. The property is well presented internally but is smaller than the average terrace and benefits from a gas fired central heating system, double glazed windows, a modern fitted kitchen and bathroom suite and a utility area within the basement. The property is offered for sale with vacant possession, at a competitive price and early viewing comes highly recommended to appreciate the calibre of the accommodation on offer

Viewing Recommended
Vacant Possession Available - No Chain

Head Office : 122 Yorkshire Street, Rochdale OL16 1LA
01706 653214 / sales@abkproperty.co.uk

Ground Floor

ENTRANCE VESTIBULE

Front LOUNGE - 4.3 x 4.2 metres

Feature fireplace, laminate floor

KITCHEN - 3.6 x 3.3 metres (approx)

1 ½ bowl stainless steel sink unit, range of modern wall and base units with complementary work surfaces and built in oven, hob and extractor hood

Lower Ground Floor

CELLAR ROOM / UTILITY AREA - 4.0 x 3.6 metres

Range of wall and base units, sink unit

First Floor

LANDING

MASTER BEDROOM - 3.9 x 3.2 metres

Fitted wardrobes

BEDROOM TWO - 2.9 x 2.5 metres

Fitted wardrobes

BATHROOM - 2.2 x 1.2 metres

Panelled bath with shower above, pedestal wash hand basin, low level wc - modern matching suite in white

Externally

There is a well maintained communal garden area to the rear of the property.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Additional Information

Council Tax Band - B

Energy Performance Cert - D62

Tenure - Leasehold

w - abkproperty.co.uk

e - sales@abkproperty.co.uk

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