



Stockport Road

Lydgate, Saddleworth

£220,000

- Character Cottage
- Three Bedrooms
- Over Three Floors
- Countryside Views

- Very Well Presented Throughout
- Shower Room & Master En-suite
- Freehold Title
- Energy Rating E



This three bedroom period cottage (1750) is positioned in the heart of Lydgate village with superbly presented accommodation spread over three floors including both shower room and en-suite bathroom facilities. Far reaching views can be found to the front of the property and to the rear is open farmland. Parking is available on road to the front of the property whilst the rear of the house features a low maintenance, fully enclosed flagged stone courtyard.

Internally set over three floors and comprising entrance vestibule, lounge and fitted kitchen to the ground floor. Off the first floor landing are two bedrooms and a shower room, whilst a

further set of stairs lead to the master bedroom and en-suite bathroom. The house is warmed with gas fired central heating and is fully double glazed throughout.

The property is a short stroll from both The White Hart Inn restaurant and hotel and St Anne Church. Mossley and Greenfield railway stations are equidistant from the house and both have direct services to both Manchester and Leeds City Centres.

Being sold with a Freehold title with viewings arranged 7 days a week on 01457 810076.

VESTIBULE

Accessed via a secure composite entrance door and with door to the lounge.

LOUNGE

17' 3" x 12' 2" (5.26m x 3.72m) With fitted carpeting and partly tiled flooring, open chimney breast with the potential for a wood burning stove, exposed beams, understairs storage, ornate style radiator, uPVC double glazed window, stairs to the first floor landing.

KITCHEN

9' 5" x 12' 2" (2.88m x 3.72m) Fitted with a range of country style wall and base level units,

coordinating worktops, Belfast sink, integral washing machine, exposed beams, tiled flooring, timber double glazed window, composite stable door to garden, ornate style radiator.

LANDING

With fitted carpeting, further staircase to the second floor.

BEDROOM

12' 1" x 10' 5" (3.70m x 3.18m) With fitted carpeting, ornate style radiator, timber double glazed windows.

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9' 10" x 7' 3" (3.02m x 2.21m) With fitted carpeting, ornate style radiator, timber double glazed Mullion windows.

SHOWER ROOM

6' 10" x 4' 11" (2.10m x 1.52m) Comprising low level wc, hand wash basin, double walk in shower, partly tiled walls, tiled floor, timber double glazed window.

SECOND FLOOR

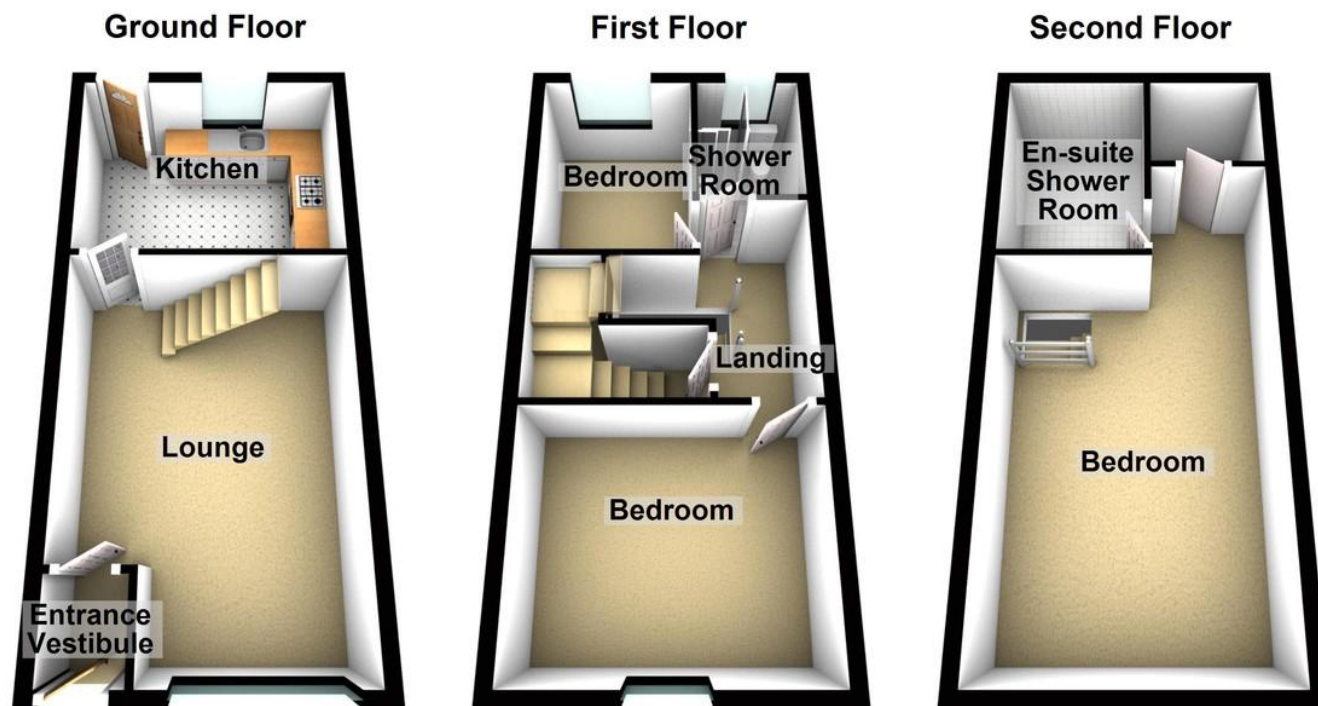
BEDROOM

16' 7" x 12' 4" (5.06m x 3.78m Min) With fitted carpeting, ornate style radiator, exposed beams, exposed stone wall, triple glazed Velux roof window and blackout blind, useful built in storage cupboard.

ENSUITE

10' 1" x 9' 3" (3.08m x 2.83m) Comprising low level wc, hand wash basin, walk in shower, freestanding roll top bath, tiled flooring, partly tiled walls, exposed beams, ornate style radiator, triple glazed Velux roof window including blackout blind.





EXTERNAL

To the front of the property, parking is available on road. The rear of the property features a low maintenance, fully enclosed flagged stone courtyard.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS:

Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday & Sunday. 10am – 3pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.