



4 Doctor Lane
Scouthead, Saddleworth

£189,950

- Grade II Listed
- Character Cottage
- Two Bedrooms
- No Chain

- Mullion Windows & Exposed Beams/Walls
- Enclosed Rear Garden
- Semi Rural Location With Views
- Energy Rating C



This two bedroom character cottage is beautifully presented affording open views to the front, with an enclosed garden at the rear located in a semi rural location. Being sold with no onward chain, Grade II listed and in walk in condition. The property has mullion windows, exposed beams, exposed stone walls and a fantastic stone fireplace and open grate fire. Internally comprising briefly of: entrance vestibule, spacious lounge-diner, fitted kitchen and utility room to the ground floor. The first floor landing provides access to the master bedroom with fitted wardrobes, second bedroom with fitted wardrobes, bathroom and the boarded loft via retractable ladders. Externally to the front is a

stone paved forecourt which provides distance and privacy from the road and to the rear an enclosed garden with a mix of stone paving and pebble stones. Ample street parking is available on Doctor Lane to the front. To view this superb property contact us seven days a week on 01457 810076.

ENTRANCE VESTIBULE

With hardwood glazed entrance door, stone tiled floor, hardwood window, hardwood door leading to the lounge.

LOUNGE/DINER

18' 11" x 17' 5" max (5.78m x 5.32m) With a feature stone fireplace, open grate fire, exposed stone walls, exposed beams, fitted carpeting, radiator, double glazed mullion windows with open views.

KITCHEN

6' 9" x 17' 5" (2.08m x 5.32m) With fitted wall and base units, coordinating work tops, Range style oven, grill and hob, extractor fan, Belfast sink with mixer tap, tiled floor, radiator, double glazed mullion windows, stable door leading to the utility room.

UTILITY ROOM

6' 1" x 4' 5" (1.86m x 1.37m) With plumbing for washing machine, space for tumble dryer, tiled floor, double glazed windows, hardwood stable door leading to the garden.

FIRST FLOOR LANDING

With exposed stone wall, fitted carpeting, access to the boarded loft via retractable ladders.

BEDROOM

14' 9" x 17' 5" max (4.52m x 5.32m) With two fitted wardrobes, exposed stone wall, double glazed mullion windows with open views, fitted carpet, radiator.

BEDROOM

10' 11" x 10' 6" max (3.33m x 3.21m) With fitted wardrobes, double glazed mullion windows, fitted carpet, radiator.

BATHROOM

6' 9" x 6' 7" (2.08m x 2.01m) Comprising low level WC, wash hand basin, bath with mains fed shower over, partially tiled walls, tiled floor, heated towel rail, storage cupboard, two double glazed obscure windows.

EXTERNAL

To the front is a stone paved forecourt enclosed with low stone walls which provides distance and

privacy from the road. At the rear is an enclosed garden with a mix of stone paving and pebble stones which has a private feel. Ample street parking is available to the front.

ADDITIONAL INFO

TENURE: Leasehold - 50 pence per annum - Solicitor to confirm details.

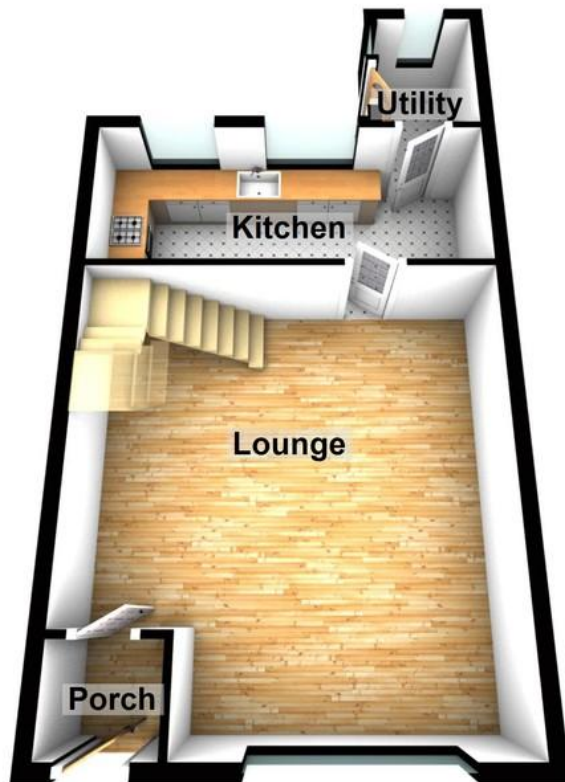
COUNCIL BAND: C

HEATING: Gas fired central heating via a combi boiler.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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 and 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