



Shaws Fold

Stonebreaks Road, Springhead

£280,000

- Stone Built Cottage
- Three Bedrooms
- Spacious Living Accommodation
- Fully Renovated Throughout
- Off Road Parking
- Mix Of Garden Areas
- Semi Rural Hamlet
- Energy Rating D



Completely renovated by the current owners is this three bedroom stone built cottage in a semi rural hamlet in Springhead. Both spacious and characterful living accommodation can be found within the property, complete with a high standard of finish throughout suitable for a range of different buyers.

Internally comprising of: entrance porch, lounge with cast iron wood burner, large kitchen/diner to the ground floor. Off the first floor landing are three bedrooms, one of which has an en-suite along with the main family bathroom. Exposed stone walls and ceiling beams add to the charm around the house which is fully double glazed and

warmed with gas fired central heating.

Externally parking is available for a car with potential to add parking for further vehicles (subject to relevant approvals). A lawn with decked patio area can be found to one side of the property and a mix of stone paved patio, timber decking and astroturf can be found to the other all enclosed with boundary walls and fencing.

To view this superb cottage contact Kirkham Property 7 days a week on 01457 810076.

ENTRANCE PORCH

Accessed through a timber glazed entrance door and with stone floor, uPVC glazed door to the lounge, uPVC double glazed side window.

LOUNGE

15' 6" x 13' 10" (4.73m x 4.22m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows, cast iron multi-fuel stove, exposed beams and stonework.

KITCHEN/DINER

20' 3" x 15' 7" (6.18m x 4.77m) A large open plan space fitted with a range of wall and base units and coordinating wood work tops, double sink

and mixer tap, integral fridge/freezer, integral washing machine, integral dishwasher, stone flagged floor, uPVC double glazed dual aspect windows, uPVC double glazed French doors to the garden.

LANDING

With fitted carpeting, radiator, two uPVC double glazed windows, exposed stonework.

BEDROOM

12' 4" x 12' 3" (3.78m x 3.74m) With stripped flooring, radiator, built in wardrobes, uPVC double glazed window.

ENSUITE

7' 0" x 4' 10" (2.14m x 1.48m) Comprising gravity fed toilet, hand wash basin, double shower cubicle, heated towel rail, tiled floor, partly tiled walls, double glazed window.

BEDROOM

10' 0" x 7' 11" (3.05m x 2.42m Min) With stripped flooring and carpet, radiator, uPVC double glazed dual aspect windows, exposed beams and stonework.

BEDROOM

9' 1" x 9' 0" (2.78m x 2.75m) With fitted carpeting, radiator, uPVC double glazed window, loft access via retractable ladders.

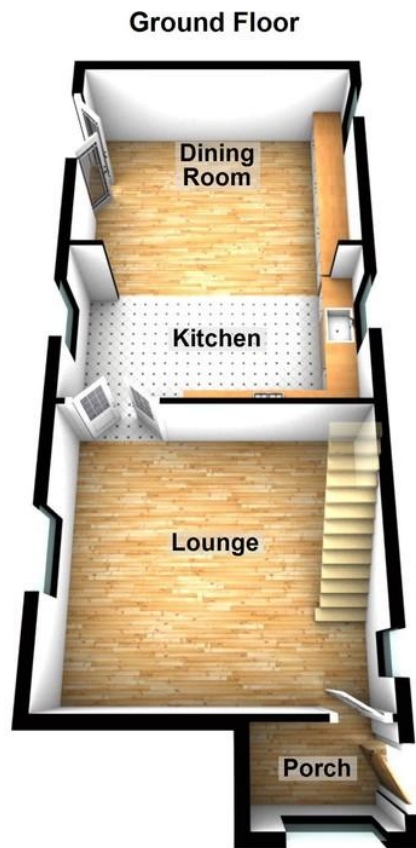
BATHROOM

12' 8" x 7' 2" (3.87m x 2.19m Max) Comprising gravity fed toilet, hand wash basin, floor standing roll top bath, radiator, heated towel rail, dual aspect double glazed uPVC windows, tiled floor, exposed beams, extractor fan.

EXTERNAL

A lawn with decked patio area can be found to one side of the property and a mix of stone paved patio, timber decking and astroturf can be found to the other all enclosed with boundary walls and fencing. Parking is available for a car with potential to add parking for further vehicles (subject to relevant approvals).





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. 10am – 3 pm

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 and 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.

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