



Doctor Lane

Scouthead, Saddleworth

£225,000

- Grade II Listed Cottage
- Two Bedrooms
- New Kitchen & Bathroom
- Fantastic Views To The Front
- Enclosed Rear Garden
- Countryside Walks On Your Doorstep
- Mullion Windows & Exposed Beams
- No Onward Chain



Being sold with no onward chain, this two bedroom character cottage is beautifully presented and is in walk in condition. Affording open views to the front, with an enclosed garden at the rear located in a semi rural location. The property is Grade II listed and has mullion windows, exposed beams, exposed stone walls and a fantastic stone fireplace (dated 1749) with open grate fire.

Internally comprising briefly of: entrance vestibule, spacious lounge, newly fitted kitchen and utility room to the ground floor. The first floor landing provides access to the master bedroom, second bedroom, modern 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 Kirkham Property seven days a week.

ENTRANCE VESTIBULE

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

LOUNGE

18' 11" x 17' 5" (5.78m x 5.32m) With a feature stone fireplace dated 1749, 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, Bosch oven and induction hob, Belfast sink with mixer tap, tiled floor, radiator, double glazed mullion windows, breakfast bar, 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, composite 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" (4.52m x 5.32m) With exposed stone wall and spotlighting, double glazed mullion windows with open views, fitted carpet, radiator.

BEDROOM

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

BATHROOM

7' 3" x 6' 10" (2.23m x 2.09m) Comprising low level wc, hand was basin, walk in rainfall shower, ornate radiator, two double glazed Mullion windows, tiled walls, vinyl floor.

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 INFORMATION

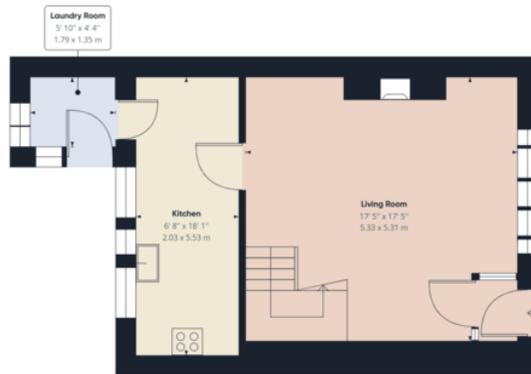
TENURE: Leasehold - 50 pence per annum - Solicitor to confirm details.

COUNCIL BAND: C

HEATING: Gas fired central heating via a combi boiler.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Ground Floor Building 1



1st Floor Building 1

Approximate total area⁽¹⁾

818.49 ft²
76.04 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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