



Globe Cottage, Huddersfield Road, Standege, Delph, Saddleworth, OL3 5LU

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£315,000

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This four bedroom end cottage (originally a coaching inn) has undergone significant renovation in recent years and now provides a character family home with a high quality finish. The property affords open views from the front, side and rear with off road parking provided for four cars located at the front of the house. A stone paved garden extends to the front, side and rear. Internally comprising: entrance hallway, spacious lounge, fitted kitchen-diner, utility room and cloaks/WC to the ground floor. The spacious first floor landing, currently used as a second lounge, provides access to four bedrooms, en-suite & family bathroom (both with under-floor heating) and a spacious loft. Delph, Diggle and Uppermill are all within a few minutes drive from the house. The house is being sold with no onward chain and most certainly warrants an internal inspection.

ENTRANCE HALL With stone flooring, uPVC double glazed window, radiator, stairs and oak display unit giving view into kitchen diner.

LOUNGE 20' 11" x 14' 11" (6.38m x 4.55m) With uPVC double glazed dual aspect windows, fitted carpeting, gas stove and radiators.

KITCHEN/DINER 76' 5" x 35' 9" (23.3m x 10.9m) With under-floor heating, fitted oak wall and base units with granite worktops, Rangemaster oven, integral dishwasher, splash back tiling, tiled flooring, uPVC double glazed windows, pantry storage cupboard.

UTILITY ROOM 6' 10" x 8' 2" (2.08m x 2.49m) With plumbing for washing machine and tumble dryer, radiator, tiled flooring and rear door to garden.

CLOAKS/WC With low level wc, vanity sink unit with oak storage cupboard and marble top, heated towel rail, tiled flooring, uPVC double glazed window.

LANDING With fitted carpeting, two radiators, loft access via retractable ladders. This spacious area would lend itself to a variety of purposes and is currently in use as a second lounge.

BEDROOM 12' 7" x 10' 0" (3.84m x 3.07m) With

exposed stone wall, uPVC double glazed windows, fitted carpeting, radiator.

EN-SUITE With under-floor heating, double shower, low level wc, vanity sink unit with oak storage cupboard and marble tops, exposed stone wall, tiled flooring, shaver point.

BEDROOM 12' 0" x 8' 5" (3.68m x 2.57m) With exposed stone wall, uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM 14' 2" x 7' 6" (4.32m x 2.29m) With exposed stone wall, uPVC double glazed windows, fitted carpeting, radiator.

BEDROOM 9' 10" x 8' 2" (3.02m x 2.51m) With exposed stone wall, uPVC double glazed windows, fitted carpeting, radiator.

BATHROOM 11' 5" x 6' 11" (3.48m x 2.13m) With under-floor heating, double walk in shower, Jacuzzi bath, his and hers vanity sink units with oak storage cupboards and marble top, exposed stone wall, heated towel rail, fully tiled walls and flooring, uPVC double glazed feature window.

EXTERNAL A stone paved garden extends to the front, side and rear enclosed by boundary walls. A car park for the three properties is located across the road with parking for a minimum of four cars per property. Open views can be found from all window aspects.

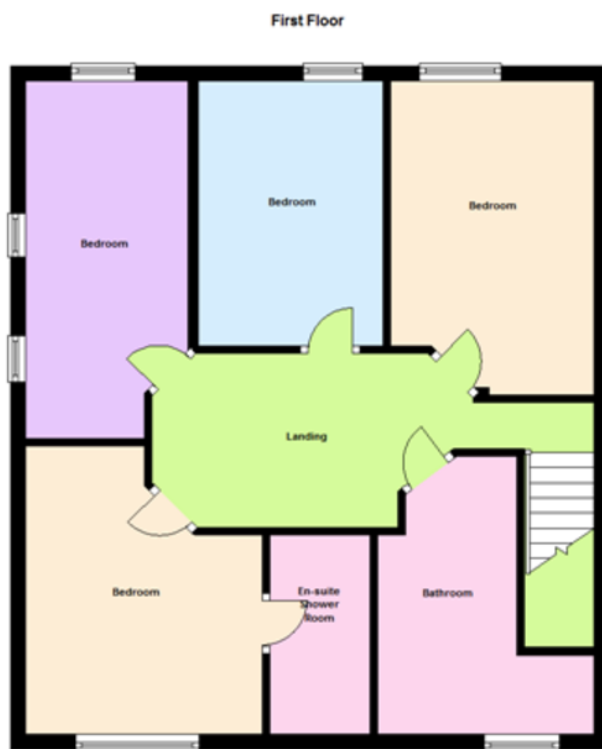
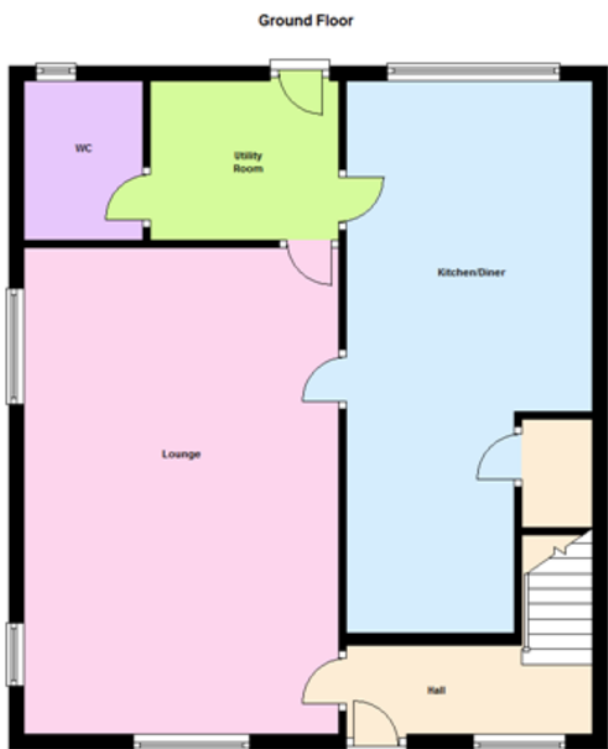
ADDITIONAL INFO TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: F

UTILITIES: Mains Electricity, LPG Gas and Spring Water.

SECURITY: Fitted with an intruder alarm system.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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