

Heywood Old Road  
Middleton OL10 2QN



AN IDYLIC, WELL PRESENTED 2 BEDROOMED COTTAGE  
IN A MUCH SOUGHT AFTER LOCATION WITH CHARM AND CHARACTER THROUGHOUT



This fabulous, warm mid cottage is situated in a wonderful location, with pleasant aspects to both front and rear, in the heart of Bowlee, with countryside walks on your doorstep. Internally, the property compliments many original features with modern prestigious kitchen and bathroom fittings. there is a captivating large rear garden with paved patio area, greenhouse and garden shed. This truly charming property is well presented throughout and is offered for sale at a competitive price and early viewing comes highly recommended to appreciate the the sheer calibre of the accommodation on offer.

VIEWING STRONGLY RECOMMENDED  
PROPERTY OFFERED FOR SALE AT A VERY COMPETITIVE PRICE

ASKING PRICE £159,950

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### **THE ACCOMMODATION COMPRISES:**

(Measurements are approximate to the nearest 0.1m and for guidance only and they should not be relied upon for the fitting of carpets or the placement of furniture). No checks have been made on any fixtures and fittings or services where connected (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property).

### **Ground Floor**

#### **FRONT PORCH**

#### **LOUNGE – 4.4 x 2.9 metres (14'5" x 9'6")**

A wonderful, inviting main reception room, fully carpeted with feature, Victorian style, fireplace, accompanied by original Victorian tiles and a living flame coal effect open gas fire, alcoves with built in 'floating shelves, to either side of the fireplace

#### **KITCHEN/DINER – 4.4 x 3.4 metres (14'5" x 11'1")**

A stunning, modern fitted kitchen comprising one and a half drainer pot sink unit, range of quality oak wall and base units with complementary worktops, display cabinets, built in extractor hood, integrated fridge, freezer and dishwasher and plumbed for a automatic washing machine, part tiled walls and Indian sandstone flooring

#### **REAR PORCH**





## First Floor

### LANDING

#### **MASTER BEDROOM – 4.4 x 2.9 metres (14'5" x 9'6")**

A spacious, well presented double bedroom, situated to the front of the property enjoying a pleasant aspect, fully carpeted

#### **BEDROOM TWO – 2.7 x 2.6 metres (8'10" x 8'6")**

A second well presented large bedroom, situated to the rear with stunning views over the local countryside

#### **BATHROOM – 1.5 x 3.4 metres (4'11" x 11'1")**

A breath taking Victorian family bathroom suite, oak panelled bath with electric shower above, pedestal wash hand basin, low level wc, Victorian style radiator, storage cupboards, Victorian reproduction tiles situated to both floor and walls a truly stunning feature and the bathroom is situated to the rear of the property with views over the local countryside

## Externally

There is a wonderful, large, enchanting rear garden with paved patio area, well stocked borders, greenhouse and garden shed.



## Council Tax Band

We are advised that the property is assessed in Council Tax Band B

## VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL

### LOCATION

This irresistible character cottage is situated in a much sought after location, conveniently positioned for access to all the usual local amenities including M60, M66 and M62 motorway links, with countryside walks on your doorstep.



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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