



15 Brook Lane

Dobcross, Saddleworth

£320,000

- 18th Century Cottage
- Three Bedrooms
- Original Character Features
- Re-Roof In 2021
- Well Appointed Throughout
- Close Proximity To Dobcross Village
- Hamlet Setting
- Energy Rating C



Kirkham Property are pleased to bring to the market this delightful 16th Century cottage located in walking distance to both Dobcross & Uppermill Villages. The property has a wealth of local history and is situated in beautiful hamlet. In both nearby villages you will find all amenities including Bars, Cafes, Supermarket, Library & Museum.

The accommodation briefly comprises of entrance hallway, lounge, kitchen, pantry and rear porch to ground floor. The first floor has three bedrooms and bathroom. It has character and charm in abundance with lots of character features, including exposed beams, stone tiled flooring and original stone fireplace. Manor Cottage is in the most picturesque environment and properties are rarely for sale within the hamlet.

There is off road parking and has a small patio to the front with space for seating. The property is very well appointed and early viewing is essential to appreciate the style and

nature of the accommodation on offer.

Both local Primary & Secondary schools are in easy reach. Greenfield train station is a short drive away along with the M60 and M62 motorways.

The current vendors have continuously improved the home whilst owning Manor Cottage including new fitted kitchen, bathroom, tastefully decorated and recently re-roofed in 2021 along with a new secure composite entrance door.

The home is gas central heated via a Baxi boiler and double glazed throughout. Call Kirkham Property to arrange internal inspection.

#### REAR PORCH

7' 1" x 5' 9" (2.18m x 1.76m) Accessed via a secure composite entrance door, stone tiled flooring and radiator.

#### KITCHEN

12' 3" x 12' 3" (3.74m x 3.75m) Fitted with a range of country style wall and base units, coordinating work surfaces, electric oven, 5 ring gas hob, extractor hood, ceramic sink and drainer, integral Fridge, integral dishwasher, plumbing for washing machine, radiator, space for dining table and chairs, radiator, softwood dual aspect double glazed windows.

#### LOUNGE

17' 7" x 14' 7" (5.37m x 4.45m) With softwood double glazed mullion window, character exposed beams, part original floor and wood floor, multi fuel fire, original stone fireplace and fitted carpet staircase.

#### HALLWAY

18' 9" x 3' 8" (5.73m x 1.14m) Accessed via a secure composite entrance door and with tiled stone floor, radiator and cloak cupboard.

#### PANTRY

5' 3" x 4' 5" (1.61m x 1.35m) With stone floor and original stone shelving.

#### LANDING

5' 5" x 14' 5" (1.66m x 4.40m) With Velux window, fitted carpet and radiator.

#### BEDROOM

12' 0" x 13' 6" (3.66m x 4.14m) With softwood double glazed window, fireplace, radiator, wood floor and loft hatch.

#### BEDROOM

11' 4" x 8' 6" (3.46m x 2.60m) With softwood double glazed window, fitted carpeting, bench seating, radiator and loft hatch.

#### BATHROOM

13' 6" x 3' 11" (4.13m x 1.21m) Comprising low level wc, vanity hand wash basin, shower cubicle, Baxi boiler and storage cupboard, fully tiled walls and floor, radiator, softwood double glazed window.

#### BEDROOM

18' 4" x 4' 4" (5.59m x 1.34m) With softwood double glazed window, fitted carpet, radiator, storage and loft hatch.

#### EXTERNAL

With off road parking and a small patio area to the front with space for seating.

#### ADDITIONAL INFORMATION

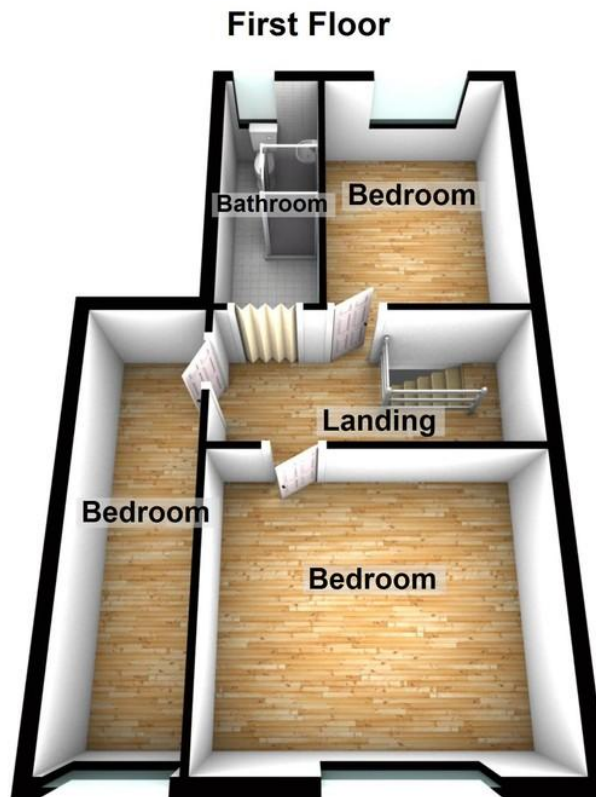
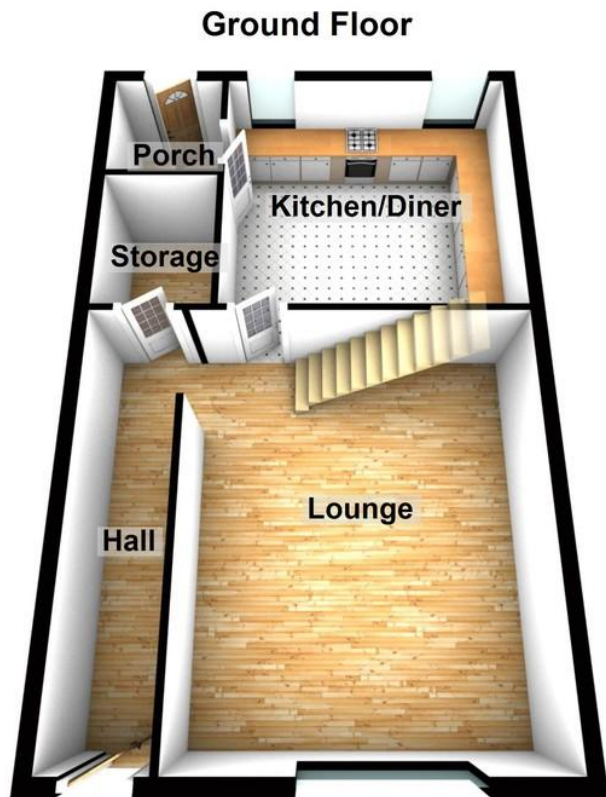
TENURE: Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with

the agents.





#### Uppermill Office

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