



Buckstones Road

Shaw, Oldham

Offers In Excess Of £475,000

- Stone Built Cottage
- Situated On A 1/4 Acre Plot
- Three Bedrooms
- No Chain
- Fitted Kitchen & Utility Room
- Fabulous Views
- Driveway & Garage
- EPC Rating - C



Offered for sale with No Chain is this gorgeous, stone built, character semi-detached cottage located on a 1/4 acre plot in this elevated position with amazing views as far as the Welsh mountains. Originally two cottages back in the day comprising of lovely open plan living accommodation but still retaining masses of original features. Superb electric gated driveway via a remote control providing ideal off road parking for cars, horse boxes or a motorhome. Fantastic mature elevated gardens, glass viewing balcony with superb 'crows nest' deck area for those summer evenings. The property is ideally situated just a short drive away from Uppermill and Saddleworth villages, well regarded local schools and the Metrolink station in Shaw.

ENTRANCE PORCH

6' 1" x 2' 9" (1.85m x 0.84m) With front entrance door, door leading to the sitting room.

SITTING ROOM

11' 9" x 13' 3" (3.58m x 4.04m) With front aspect double glazed window with fitted blind, radiator, tiled floor covering, dual fuel 'Jotul' burner, spotlights.

KITCHEN

13' 0" x 12' 4" (3.96m x 3.76m) Fitted with country style wall and base units, Granite worktops, double Belfast sink unit with spray tap, canopy hood extractor fan, plumbed for a dishwasher, spotlights, radiator, double glazed window.

LIVING ROOM/DINING ROOM

25' 7" x 13' 2" (7.8m x 4.01m) With dual aspect (three) double glazed windows, two radiators, fitted carpeting, gas living flame fire with remote control, inset space for a TV (media wall), spotlights.

CONSERVATORY

15' 9" x 13' 3" (4.8m x 4.04m) uPVC double glazed and stone construction with K glass roof, tiled floor covering, two x uPVC double glazed French doors.

UTILITY ROOM

8' 7" x 7' 5" (2.62m x 2.26m) With dual aspect double glazed windows, recess for an American fridge/freezer, plumbed for an automatic washing machine, stainless steel sink unit with mixer tap.

CLOAKROOM/WC

6' 7" x 2' 7" (2.01m x 0.79m) Fitted with a two piece suite comprising of: low level w.c., wash hand basin with mixer tap and storage cupboard below, fully tiled walls and floor, spotlights, cupboard housing the Worcester Bosch combi boiler.

LANDING

Large galleried landing with large triple double glazed windows, stone window seat, radiator, exposed stone wall.

BEDROOM ONE

13' 7" x 12' 7" (4.14m x 3.84m) With dual aspect double glazed windows, amazing views, spotlights, fitted carpeting, radiator, exposed stone wall, feature remote LED lighting.

BEDROOM TWO

13' 5" x 10' 4" (4.09m x 3.15m) With dual aspect triple double glazed windows with seating area, storage cupboard, laminate floor covering, radiator, spotlights.

BEDROOM THREE

13' 0" x 11' 8" (3.96m x 3.56m) With front aspect triple double glazed window, laminate floor covering, radiator, spotlights.

BATHROOM

12' 2" x 5' 6" (3.71m x 1.68m) Fitted with a four piece suite comprising of: panelled bath with mixer tap and hose attachment, floating sink unit with mixer tap and storage cupboard below, large walk in rain shower and separate multi function hand spray, low level w.c., fully tiled walls and floor, under floor heating, chrome towel radiator with electric heating element for summer setting, spotlights.

LOFT ROOM

13' 9" x 11' 6" (4.19m x 3.51m) Currently used an office with circular window, laminate floor covering, spotlights, eaves storage, Velux window, short door access to a further storage area.

STORAGE AREA

13' 0" x 11' 0" (3.96m x 3.35m) With light and power.

EXTERNALLY

Situated on a generous 1/4 acre plot off road parking is provided for by a secure electronic gated driveway and stone built garage. There are mature gardens on many levels with a high level glass viewing deck to the rear providing fabulous views across Manchester and beyond. There is a low maintenance garden area with artificial lawn and patio area. The property has a shared borehole and drainage is via a septic tank.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: E

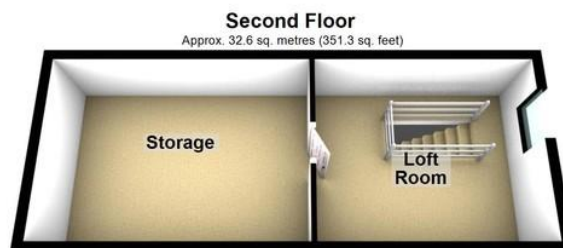
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. 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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