



4 Barkwell cottages Barkwell Lane Ashton-Under-Lyne, OL5 0HX

Unique two bed property that has been converted from traditional weavers cottages. . Briefly comprising entrance hall leading to large kitchen and dining area . To the first floor is the large airy lounge ,that has an added benefit of a office space. the second bedroom has space for a walk in wardrobe. The bathroom has a 3 piece white suite with shower over the bath. Benifiting from a substantial double garage that could be converted / part converted for a number of different uses (STPP). This lovely property features stone mullion windows and has a combination boiler. The living area on the upper floor offers beautiful views of the surrounding area. Country walks are on your doorstep.

Converted weavers cottage

Large double garage

Beautiful views

Two bedrooms

office space

Countryside walks on your doorstep

Offers in Excess of £180,000

Entrance

entrance with door to kitchen

Kitchen/Breakfast Room

Very large kitchen /dining area Good size dining area that will easily take an 8 seater table . Kitchen fitted with modern units .

office space

Area of the lounge that is useful for an office space or hobby area.

Lounge 13' 3" x 19' 11" (4.05m x 6.08m)

Lounge with usable office/ hobby space included . Light and airy room with great views over the front of the property with the church in view.

Bedroom 2 9' 11" x 6' 7" (3.01m x 2.01m)

Double room with views over the front and a church view.

Bathroom 6' 8" x 8' 2" (2.02m x 2.48m)

3 piece white suite chrome towel radiator and storage space. Shower over bath, with glass shower screen.

Bedroom 1 12' 11" x 8' 1" (3.93m x 2.46m)

This bedroom has space to create a walk in wardrobe . Great views over the front.

walk in cupboard 5' 1" x 2' 6" (1.54m x 0.75m)

Large walk in cupboard that is a great storage area and also has the combi boiler and the gas and electric meters.

double garage

Larger than average double garage with electric up and over door.

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

