

Market Street
Healey OL12 8SE



BARTON KENDAL are delighted to bring to the market this stunning four bedroom stone built cottage with high quality fixtures and fittings. Situated in Healey, the property is a unique opportunity to purchase a wonderful family home offering over 1500 square feet of living space set across four floors including a quirky split level aspect. The home has been lovingly restored and maintained whilst retaining many original features such as solid wooden beams and exposed stonework



Briefly comprising an entrance vestibule, entrance hallway and open plan split level lounge area and large kitchen diner. To the first floor, there is a spacious master bedroom and four piece bathroom suite, and heading up a few stairs prospective buyers will discover a further two double bedrooms both with fitted wardrobe space. The second floor is currently used as a study and a additional reception room although this could be utilised as a fourth double bedroom if desired. There are also plans in place to add a dormer to this space creating an impressive master bedroom suite with walk-in wardrobe and en-suite. The property also has two cellar spaces providing ample storage. Along with a small yard to the front, there is a spacious private rear garden with a wonderful patio area. Local amenities such as schools and shops are all within close proximity and popular local beauty spot Healey Dell is a stone's throw away.

OFFERS INVITED IN EXCESS OF £249,995 - VIEWING RECOMMENDED

Head Office - 122 Yorkshire Street
ROCHDALE
OL16 1LA
Tel:: (01706) 653214

Middleton Office – 13 Long Street
Middleton
M24 6TE
Tel : (0161) 643 0777

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).

BASEMENT

Cellar (1) - 4.49m x 2.85m (14'9" x 9'4")

Cellar (2) - 1.64m x 3.17m (5'4" x 10'5")

GROUND FLOOR

Hallway - 4.49m x 1.95m (14'9" x 6'5")

Lounge - 4.49m x 4.06m (14'9" x 13'4")

Kitchen / Dining Room - 4.33m x 6.12m (14'2" x 2'1")

FIRST FLOOR

Landing - 3.12m x 2.36m (10'3" x 7'9")

Bathroom - 2.49m x 2.36m (8'2" x 7'9")

Master Bedroom - 4.57m x 3.66m (15' x 12')

SECOND FLOOR (Split Level)

Bedroom Two - 3.62m x 3.06m (11'11" x 10')

Bedroom Three - 3.62m x 2.96m (11'11")

THIRD FLOOR

Study - 4.35m x 3.19m (14'3" x 10'6")

Bedroom Four - 4.35m x 2.82m (14'3" x 9'3")



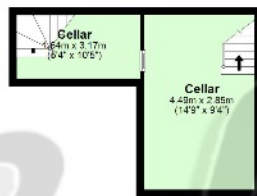
Council Tax Band

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

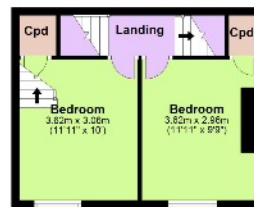
VIEWING STRICTLY BY APPOINTMENT WITH SOLE AGENTS BARTON KENDAL



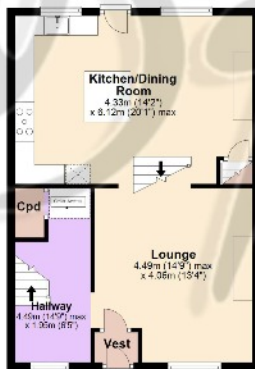
Basement
Approx. 18.1 sq. metres (195.2 sq. feet)



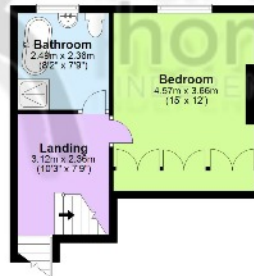
Second Floor
Approx. 20.1 sq. metres (215.3 sq. feet)



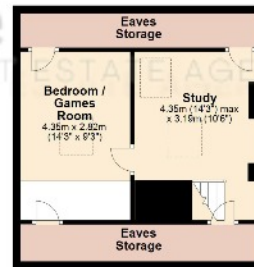
Ground Floor
Approx. 54.8 sq. metres (587.4 sq. feet)



First Floor
Approx. 31.1 sq. metres (334.8 sq. feet)



Third Floor
Approx. 10.0 sq. metres (107.2 sq. feet)



Total area: approx. 148.9 sq. metres (1602.9 sq. feet)

Disclaimer: Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, this plan is for illustrative purposes only and should only be used as such by any prospective purchaser. Please consult your Panel to

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



W: www.barton-kendal.co.uk E: sales@barton-kendal.co.uk

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