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Lumn Farm House, Werneth Low Road, Gee Cross, Hyde, SK14 3AN

****CASH OFFERS*** Dawsons are pleased to offer for sale this characterful two-bedroom property which occupies the majority of a semi-detached stone built farmhouse and whilst in need of full renovation works, it offers fantastic potential. Located in a semi rural position, viewing recommended.

From the A560 Mottram Old Road, turn onto Apple Street, continue along Apple Street for approximately 0.7 a mile and immediately after passing a small residential hamlet, Lumn Farm can be found off a driveway to the left-hand fork of Apple Street and is marked by a Dawsons "For Sale" sign.

Offers In The Region Of £160,000

Lumn Farm House, Werneth Low Road, Gee Cross, Hyde, SK14 3AN

- Well Proportioned Semi-Detached Farmhouse
- In Need Of A Full Renovation Programme
- Cash Offers Only
- Fantastic Development Opportunity Suitable For Experienced Developers/Builders
- Well Regarded Semi-Rural Location
- Good Access To Commuter Links
- Currently Two Bedrooms But Could Be Easily Built To Provide Further Bedrooms
- Large Living Space With Feature Fireplace
- Mains Electricity And Water
- No Onward Chain

The Accommodation Briefly

Comprises:

Open porch, substantial living room with feature fireplace, dining kitchen area with access to a half cellar which has potential to be converted to additional living space. To the first floor there is a large landing area with two substantial bedrooms and bathroom/WC.

It is considered that the first floor layout could be altered to provide additional bedroom space to suit a prospective purchaser.

Externally, there are allocated car parking and garden spaces.

The property is situated in a highly regarded semi-rural location but has good accessibility to commuter links including the M67 motorway.

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The Accommodation In Detail

Comprises:

GROUND FLOOR

Open Porch

Living Room

27'0 reducing to 23'6 x 14'11 reducing to 11'2 (8.23m reducing to 7.16m x 4.55m reducing to 3.40m)

Feature stone fireplace with a solid fuel burning stove, three double-glazed windows, window bench seat.

Dining Kitchen Area

15'5 x 15'0 (4.70m x 4.57m)
Access to a half cellar room.

Half Cellar Room

15'9 reducing to 12'6 x 9'6 (4.80m reducing to 3.81m x 2.90m)

Irregular shaped room with vaulted ceiling and potential to create additional living space.

FIRST FLOOR

Landing

Bathroom/WC

10'11 x 4'0 reducing to 2'4 (3.33m x 1.22m reducing to 0.71m)

Bath, low-level WC, wash hand basin.

Bedroom 1

15'4 x 15'1 (4.67m x 4.60m)

Bedroom 2

13'7 x 10'10 reducing to 9'7 maximum (4.14m x 3.30m reducing to 2.92m maximum)

EXTERNAL

There are car parking and courtyard spaces with a well stocked forecourt garden area.

SERVICES

Mains electricity, mains water, drainage to a septic tank.

TENURE

Tenure is Freehold - Solicitors to confirm.

COUNCIL TAX

Council Tax Band "F"

VIEWINGS

Strictly by appointment with the Agents.



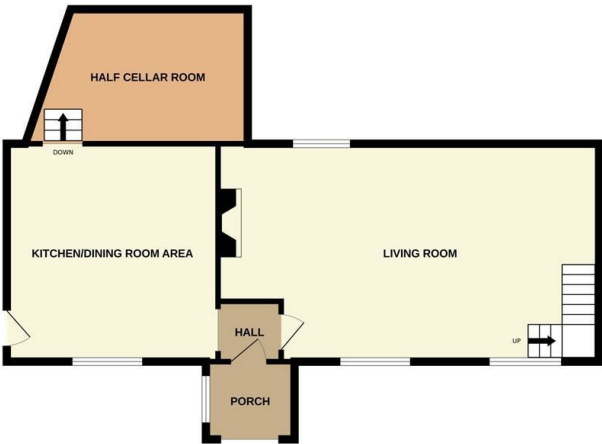
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Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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