

HUNTERS®

HERE TO GET *you* THERE



Crime Cottages Cutler Hill Road

Daisy Nook, Failsworth, M35 9NJ

Price £384,995



- SOUGHT AFTER LOCATION
- OUTDOOR ENTERTAINMENT AREA
- 2 BEDROOMS
- UNDERFLOOR HEATING
- SOUTH FACING GARDEN
- STUNNING COTTAGE
- EXTENDED
- 2 BATHROOMS
- OFF ROAD PARKING
- MUST VIEW

Tel: 0161 669 4833

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Nestled in the picturesque Crime Cottages on Cutler Hill Road, Daisy Nook, Failsworth, this stunning extended cottage is a true gem waiting to be discovered. Boasting 1 reception room, 2 bedrooms, and 2 bathrooms, this cottage offers a perfect blend of charm and modern comfort.

Situated in the idyllic Daisy Nook Country Park, this property is a nature lover's paradise. Imagine coming home to the tranquility of the park right at your doorstep, offering a peaceful retreat from the hustle and bustle of everyday life.

Step outside into your own private oasis, complete with an outside pizza oven, hot tub, bar, and even a t-pee for those cozy evenings under the stars. The ample off-road parking ensures convenience for you and your guests, making entertaining a breeze.

Inside, you'll find all the comforts you need with gas central heating, UPVC double glazing, and a multi-fuel fire to keep you warm and cosy during the colder months. Whether you're relaxing in the hot tub or enjoying a meal in the charming surroundings, this property offers a lifestyle of luxury and relaxation.

Don't miss the opportunity to make this enchanting cottage your own and experience the best of countryside living with all the modern amenities you desire. EPC Rating D

Entrance Porch

Porch

Lounge/Diner

16'0" x 20'11" (4.9m x 6.38m)

Inset multi fuel fire, decorative wall paneling, and exposed beams, 2 x Upvc double glazed windows, radiator.

Kitchen

7'6" x 20'11" (2.3m x 6.38m)

Fitted wall and base units with butchers block work surfaces and tiled splashback , Belfast style sink, range cooker and integrated fridge freezer. Upvc double glazed windows, bi-fold doors leading to garden.

Utility Room

6'10" x 7'10" (2.1m x 2.4m)

Fitted cupboards and work surfaces, plumbing for washing machine and space for tumble dryer. Upvc double glazed window.

Shower Room

6'10" x 7'10" (2.1m x 2.4m)

Glass shower enclosure, low level wc and wash hand basin. Wall tiles, heated towel rail and Upvc double glazed window.

Bedroom 1

13'2" x 13'6" (4.02m x 4.12m)

Decorative wall paneling, walk in storage, 2 x Upvc double glazed window, radiator.

Bedroom 2

7'1" x 11'11" (2.17m x 3.65m)

2 x Upvc double glazed window, radiator.

Bathroom

6'10" x 8'9" (2.1m x 2.69m)

Roll top bath with shower over and glass shower screen, low level wc and wash hand basin. Heated towel rail, Upvc double glazed window.

Outdoor Space

Set on a large plot the property has ample secure off road parking to the side. There are gardens to the front side and rear, the garden is an ideal entertainment area and incorporate its own Bar, Pizza Oven and Hot Tub along with a Barbecue Hut which makes this garden usable all year long.

Material Information - Oldham

Tenure Type; Leasehold

Leasehold Years remaining on lease; 813

Leasehold Ground Rent Amount; 3.00

Council Tax Banding; D

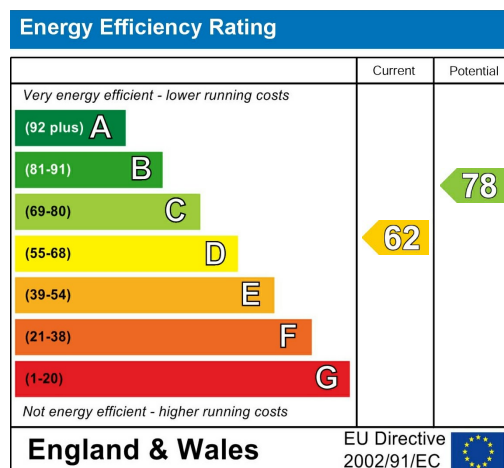
Floorplan







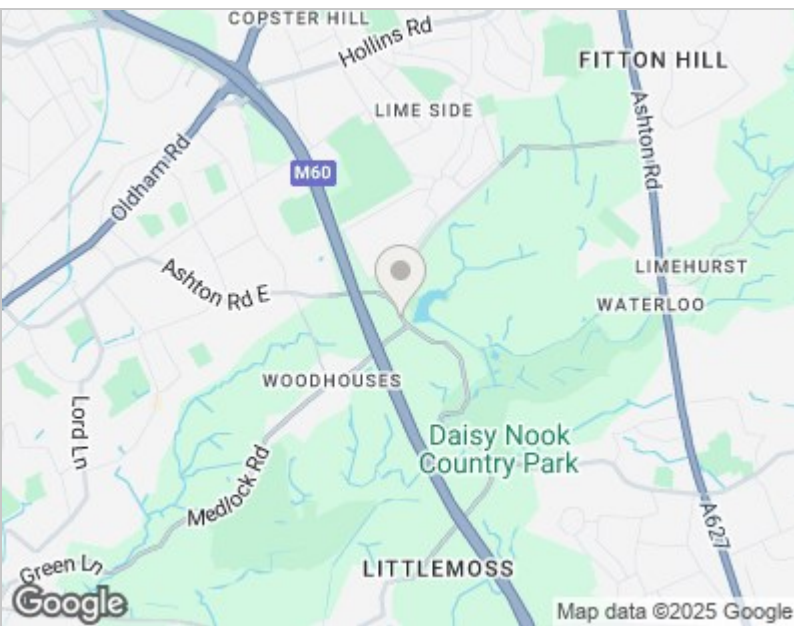
Energy Efficiency Graph



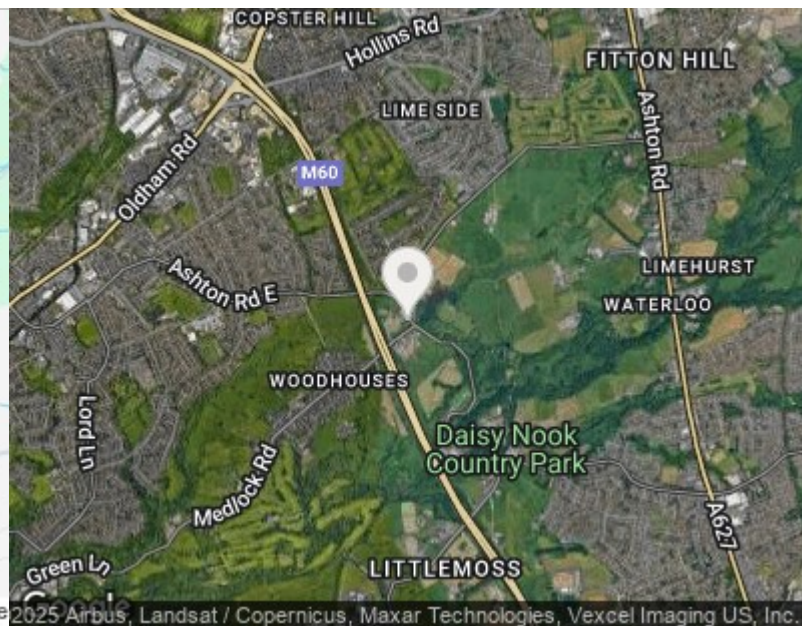
Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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