



Kinders Lane

Greenfield, Saddleworth

Offers In Excess Of £350,000

- Grade II Listed Cottage
- Three Bedrooms
- Character Features Throughout
- Two Reception Rooms
- Close To Local Amenities
- Low Maintenance Outdoors Space
- Extremely Well Presented
- Sought After Location



This deceptively spacious Grade II early 1800s three bedroom stone cottage is located on the sought after location of Kinders Lane, Greenfield. Ivy Cottage was once one of the servants quarters for the mill owners at the adjacent Kinders House and was used for the delivery of dairy products, which is indicated by a lovely stone imprint above the rear door. The house has been extensively renovated in line with its grade II listed status, which includes all new timber framed double glazed windows and new solid hardwood external doors.

Entering the house through a stone porch, which contains fixed coat rails, you then enter into the new kitchen, which includes an island large enough for five chairs. With integrated fridge freezer, dishwasher and a range cooker. The kitchen and porch have ceramic stone quarry style tiles with electric underfloor heating. There is a separate dining room, with reclaimed Pine floors which was acquired from Ashton Old Hospital. Both the living room and dining room have open cast iron fire place with feature tiles.

The pine staircase and all three double bedrooms are fitted with luxury Sedna carpets, which are manufactured from recycled ghost sea nets. The master bedroom contains fitted wardrobes and a fitted dresser, bedroom two also has fitted wardrobes. The family bathroom contains traditional style units including a freestanding bath, vanity unit with sink, a large walk in shower and low level wc. The bathroom floor is also made from reclaimed Pine floors.

Externally, to the front is a private paved yard, a small wood hut and an external electricity point. A traditional black and gold spiked iron fence and gate has been fitted within keeping of the character of the property. To the rear is a raised garden constructed of reclaimed railway sleepers with artificial turf for low maintenance. The house has a lot of original features and the loft is large enough to be converted into further accommodation, subject to planning.

The property is within walking distance to Greenfield village where you will find all local amenities including a convenience store, cafes and pubs. It is around a 10 minute walk to the local railway station, which has a train route directly to nearby cities. It is within walking distance to the local well regarded Greenfield Primary School and a short car journey to Saddleworth secondary school.

PORCH

6' 6" x 5' 11" (2.0m x 1.81m) Accessed via

timber door and ceramic stone quarry tiled floor.

KITCHEN/DINER

16' 11" x 11' 11" (5.16m x 3.65m) With ceramic stone quarry tiles, wall and base units, two timber double glazed windows, Range cooker with five ring gas hob, kitchen island, integrated fridge freezer, dishwasher and radiator, electric underfloor heating.





DINING ROOM

15' 6" x 14' 11" (4.74m x 4.55m) With timber framed double glazed windows, timber door leading to the back garden, reclaimed Pine wood floor, under stairs storage, feature cast iron open fire and radiator.

LOUNGE

14' 5" x 14' 10" (4.40m x 4.54m) With Mullion timber framed double glazed window, reclaimed pine wood floor, cast iron open fire and radiator.



LANDING

With fitted carpeting.

MASTER BEDROOM

15' 2" x 13' 6" (4.62m x 4.11m) With timber framed double glazed Mullion windows, fitted carpeting, fitted wardrobes and dresser and radiator.

BATHROOM

8' 9" x 8' 5" (2.68m x 2.58m) With two timber framed double glazed windows, reclaimed Pine



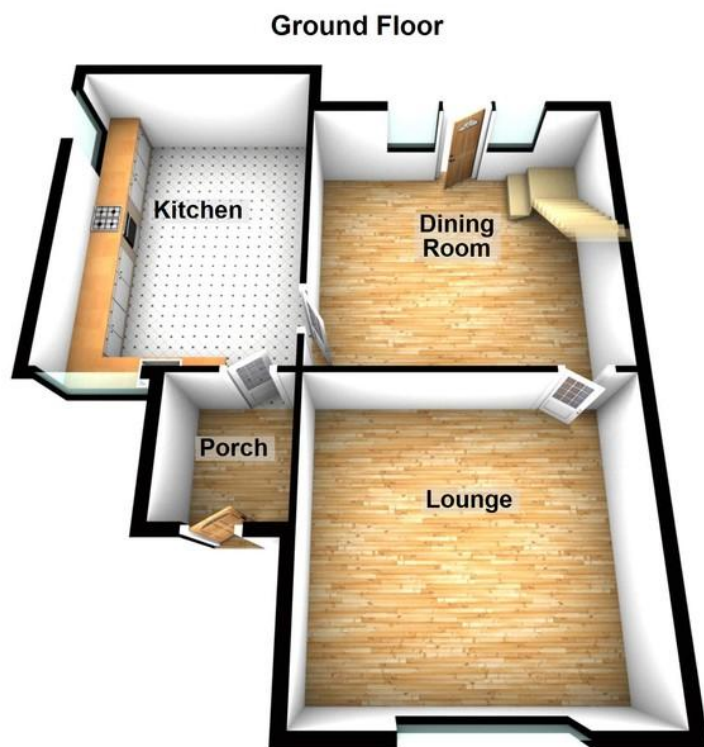
wood flooring, low level wc, free standing bathtub, large shower cubicle, vanity sink, part tiled walls and heated towel rail.

BEDROOM

12' 6" x 8' 6" (3.81m x 2.59m) With two timber framed double glazed window, fitted carpeting, fitted wardrobes and radiator.

BEDROOM

10' 7" x 6' 6" (3.24m x 2.48m) With timber framed double glazed window,



fitted carpeting and radiator.

EXTERNAL

To the external at the back of the property there is communal access and raised garden area with artificial turf for easy maintenance. To the front of the property there is a private stone patio area.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS:

Strictly by appointment with the agents.

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35 High Street
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Saturday – Sunday 10am – 3pm