



Oldham Road, Denshaw, Saddleworth

£425,000



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Old Tame Cottage is a period stone built property nestled within the rolling Saddleworth hills and oozing characterful charm throughout the home, presenting a treat for the discerning purchaser. The home has never been presented for sale to the open market having been lovingly owned by the current family for a number of decades.





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Living accommodation is to three floors. A double garage to the front offers secure off street parking, doors to the rear of the garage connect into an open porch with wc/boiler room just off. A timber stable door leads into the kitchen with dual aspect windows. The ground floor accommodation also features a dining room, lounge and sun room. The two reception spaces both feature functioning open fires.

On the first floor are two double bedrooms, the primary bedroom offering an open vista to the surrounding Pennine scenery and three piece bathroom is of a spacious size. There is a further double bedroom located to the second floor.

Gardens are predominantly found to the side and rear with a truly country style feel. A well stocked garden teeming with a variety of colours and textures which are perfect for the keen gardener. Behind the rear garden is a block paved gated driveway for two cars.



Typical of a period home, inside you will find exposed stone walls, roof beams, Mullion windows and stone sills. Whilst a degree of updating is recommended, it allows the prospective purchaser a blank canvass to create their dream rural cottage in the stunning Saddleworth countryside



WC/Boiler Room

1.61m x 1.21m (5'3" x 3'11")

Off the open porch you will find a wc room with low level wc, hand wash basin, double glazed window and GlowWorm boiler.

Kitchen

4.61m x 2.75m (15'1" x 9'0")

Fitted with base units, coordinating work surfaces, double oven, induction hob, extractor fan, integral dishwasher, dual aspect double glazed windows and two radiators.

Dining Room

4.75m x 3.85m (15'7" x 12'7")

Characterful exposed beams are complimented by double glazed Mullion windows, original storage cupboard and an open fire with stone fireplace. Stairs lead to the first floor with a useful under stairs storage cupboard and radiator.



Lounge

5.02m x 4.44m (16'5" x 14'6")

Solid wood flooring runs throughout, original features have been retained with exposed beams, exposed stone wall, Mullion double glazed windows and an open fire. Heated with a radiator.

Sun Room

5.83m x 1.53m (19'1" x 5'0")

Tiled flooring, two radiators, double glazed sliding doors to the rear garden and plenty of natural light from the roof windows.

Landing

Carpeted with double glazed window and stairs to the second floor.



Bedroom

5.40m x 4.53m (17'8" x 14'10")

An impressive sized main bedroom which has far reaching views towards Delph and beyond to Dovestones/ Pots & Pans from the double glazed Mullion windows. With fitted carpeting, radiator, fitted wardrobes, exposed stonework and stone fireplace.

Bedroom

3.52m x 2.47m (11'6" x 8'1")

With fitted wardrobe, double glazed Mullion windows, fitted carpeting and radiator.

Bathroom

3.80m x 1.82m (12'5" x 5'11")

Comprising wc, hand wash basin, bath with mains fed shower and screen, two radiators, laundry cupboard, dual aspect double glazed windows.





Second Floor Bedroom

4.30m x 4.05m (14'1" x 13'3")

Fitted cupboards to the eaves. This double bedroom has fitted carpeting, exposed beam, exposed stonework to the chimney breast, radiator, double glazed Mullion window.

Externally

The home sees garden areas to the front, side and primarily to the rear. The rear garden is accessed off the sun room and sees paved seating spaces with well stocked shrubs, trees and flowering plants which provide a variety of texture and colour. There is also a good size greenhouse and pond. Steps to the rear of the garden lead up to the cobbled gated driveway for two cars.

There is a side path with access to a storage shed and this path connects round to the open porch found at the front of the home. This has tiled flooring with raised border shrubs.

Additional Information

TENURE: Freehold - Solicitor to confirm



Uppermill Office

35 High Street
Uppermill,
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
uppermill@kirkham-property.co.uk
t: 01457 810 076
f: 01457 810 222

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
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