



Lower Dog Hill Farm, Grains Road, Shaw

£625,000

 3  1  4

- Character Semi Detached Farmhouse
- 18 Acres
- Four Reception Rooms
- Amazing Location
- 1900 Sq Ft
- Stunning Views
- Three Bedrooms
- EPC: C



WOW ! A one off chance to acquire this amazing stone semi detached farmhouse/ cottage located in this rural location just off Buckstones /Grains Road.

Masses of charm and character and further scope to build on is possible.

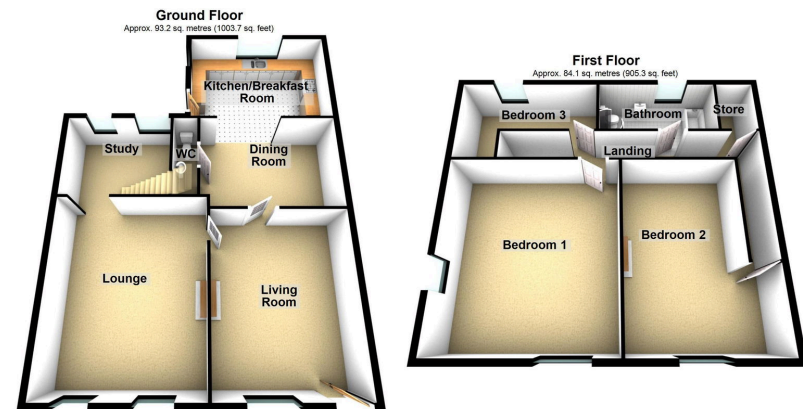
Historically this was a dairy farm.

The property has no chain and is ready to move in to. Accommodation comprising: Living room, lounge, dining room, kitchen, study area and a W.C. To the first floor there are three bedrooms and a large bathroom.

Externally the property boasts approx 18 acres of greenbelt land. Perfect for horses or livestock.

The location is stunning and viewing is recommended.





Total area: approx. 177.3 sq. metres (1909.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	

Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

chadderton@kirkham-property.co.uk
t: 0161 626 5688