PROPERTY DETAILS

1 Market Street, Denton, Manchester M34 2BN Tel: 0161-320 3388

Est. 1923
SLEIGH & SON
Estate Agency
Solicitors

14 IVY COTTAGES, HAUGHTON DALE, M34 7PZ
£190,000 (Offers Over)







Situated on the edge of the Haughton Dale Nature Reserve with picturesque scenery and stunning walks, this 18th Century cottage offers a peaceful escape into nature. Nestled within a tranquil community focused neighbourhood, the property boasts woodland views across the Tame Valley, with the scenery changing every season; whilst having easy access to the local village offering a variety of shops and eateries as well as reputable local schools.

The property offers excellent scope for improvement, with the competitive asking price reflecting the updating required.

Upon entering the property an entrance porch leads to a welcoming and homely lounge area providing a wealth of character and charm. A modern fitted kitchen with various integrated appliances boasts a contemporary feel and provides space for dining and entertaining with friends and family. To the first floor, the landing leads to a master bedroom which enjoys countryside views over the Dale. A second bedroom and family bathroom completes the first floor.

To the exterior, the property has a driveway with steps leading down to a paved front garden whilst the rear of the property offers a tiered garden incorporating two rows. This endearing property has the benefit of not being overlooked to the front or rear aspect.

Early viewings are recommended to appreciate the rustic charm of this quaint cottage and its beautiful location.

Tenure: Freehold with a yearly rentcharge of £2.50

Council Tax B

Traditional brick built property with slate roof. Mains: Gas, electric. water (unmetered), sewerage



PLEASE NOTE THAT WE HAVE NOT TESTED THE EQUIPMENT, APPLIANCES AND SERVICES IN THE PROPERTY, INTERESTED APPLICANTS ARE ADVISED TO COMMISSION THE APPROPRIATE INVESTIGATIONS BEFORE FORMULATING THEIR OFFER TO PURCHASE.

IN DETAIL THE ACCOMMODATION COMPRISES:• -

PORCH/VESTIBULE	uPVC double glazed barn door to porch. Tiled floor. Wall mounted alarm system. Door to lounge. Ceiling light point, power points.
LOUNGE	Central feature gas fire with ornamental brick surround, stone hearth and wooden plinth. Radiator. Original beams to ceiling. uPVC double glazed leaded window to front aspect. Door to kitchen. Ceiling light point, power points, TV point.
KITCHEN/DINER	Fitted with a range of wall and base units and drawers with work surface and stainless steel sink and drainer unit with central mixer tap. Integrated electric oven and separate halogen four ring electric hob with overhead pull out extractor fan. Integrated microwave, integrated dishwasher and integrated washing machine. Space for double fridge/freezer. Tiled floor. Feature PVC panelling to walls. Radiator. Inset cupboard housing combi boiler. uPVC double glazed window to rear aspect. uPVC door to rear garden. Access to stairs and landing. Ceiling light point, power points.
LANDING	Doors to bedrooms and bathroom. Access to loft. Ceiling light point, power points.
BEDROOM ONE	Double bedroom. Dado rail to walls. Inset storage cupboard/wardrobe with shelving. Radiator. uPVC double glazed leaded window to front aspect. Ceiling light point, power points, TV point.
BEDROOM TWO	uPVC double glazed window to rear aspect. Ceiling light point, power points
BATHROOM	Enclosed double shower cubicle with wall mounted shower. Low level w/c with inset flush and round sink/wash basin on vanity stand. Heated chrome towel rail. Fully tiled walls. Tiled floor. uPVC double glazed obscure glass window to rear aspect. Inset spot lights to ceiling.
EXTERIOR FRONT	There is a driveway at the front of the property with steps leading down to a front garden with a paved area, trees and mature shrubs. Wooden shed. Secure fencing at the back. Front garden overlooking woodland views.
EXTERIOR REAR	Steps leading up to tiered rear garden with trees and mature shrubs. Please note: garden area covers two rows past the base wall. Not directly overlooked.


COFFEE
SUGAR







