



40 Old Road, Tintwistle

£260,000 Freehold

FREEHOLD & CHAIN FREE • FOUR BEDROOM STONE COTTAGE • TRADITIONAL VILLAGE LOCATION • BEAUTIFUL LOCAL COUNTRYSIDE • SPACIOUS LOUNGE • TRUE KITCHEN/DINER • AMPLE STORAGE • COSMETIC UPLIFT OPPORTUNITY • LOVELY FAMILY HOME • EARLY VIEWING HIGHLY RECOMMENDED



Presenting a wonderful opportunity to acquire this charming four bedroom end of terrace stone cottage, offered to the market freehold and chain free, and ideally situated in a traditional village setting surrounded by beautiful local countryside.

This spacious and characterful property is perfectly suited to families seeking a lovely home with the potential for a cosmetic uplift, allowing buyers to personalise and add value to their investment.

The accommodation is arranged over two floors and boasts a generous lounge, ideal for relaxing and entertaining, with ample natural light and a welcoming atmosphere. The true kitchen/diner offers plenty of space for family meals and gatherings, featuring a practical layout and scope for modernisation to create a bespoke culinary space tailored to your needs.

Each of the four bedrooms is well-proportioned, providing comfortable sleeping arrangements for all family members or flexibility for a home office or guest room.

Thoughtful storage solutions are integrated throughout the property, ensuring a clutter-free living environment and maximising the available space.

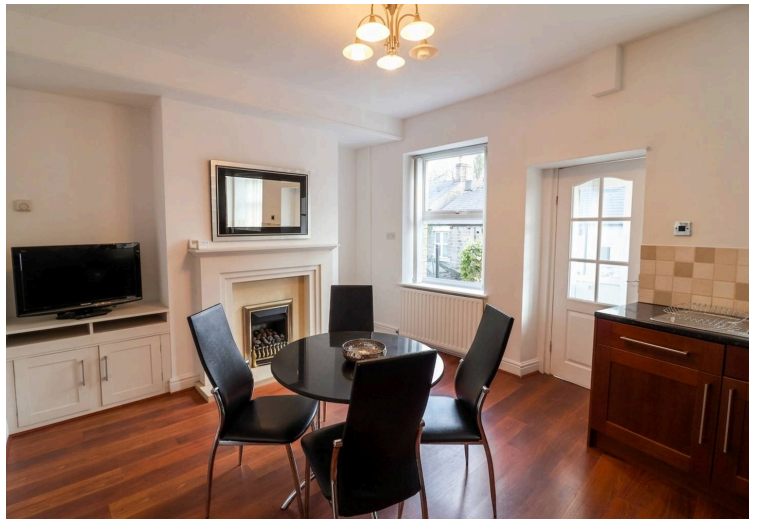
The home's traditional stone façade and period features create a sense of timeless appeal, while its interior presents a blank canvas for those wishing to update and enhance the décor to their own taste.

Located in a peaceful and friendly village community, the property benefits from a tranquil setting yet remains conveniently accessible to local amenities, schools, and transport links. This delightful cottage combines the charm of village life with practical family living, making it an excellent choice for those seeking a blend of character, space, and future potential.

With its freehold status and no onward chain, the purchase process is straightforward and appealing for buyers eager to move promptly. Early viewing is highly recommended to fully appreciate the size, layout, and possibilities this home has to offer.

Council Tax band: C

Tenure: Freehold



Lounge

14' 9" x 12' 2" (4.50m x 3.70m)

A spacious and welcoming main reception room accessed directly from the entrance door, with stairs rising to the first-floor accommodation. The lounge benefits from two wall mounted radiators, ceiling light point, and a uPVC double glazed window to the front elevation allowing excellent natural light. Double timber and glazed internal doors open through to the kitchen diner, creating a lovely flow to the ground floor.

Kitchen

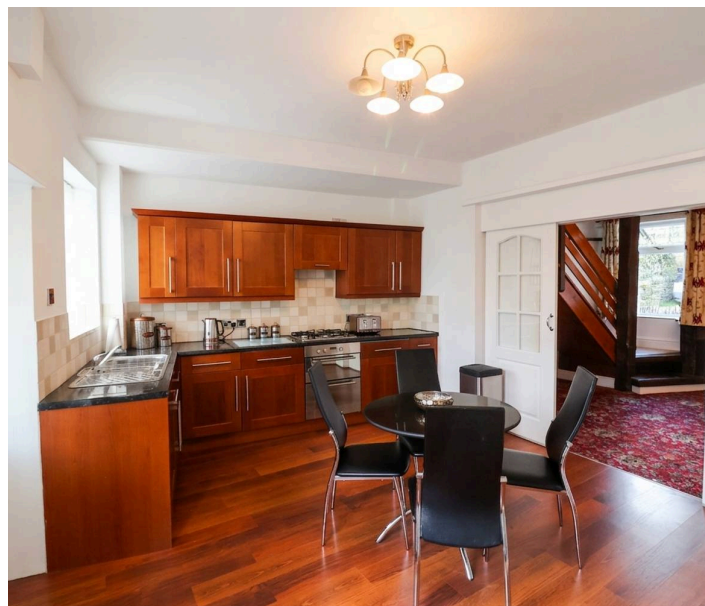
15' 1" x 11' 6" (4.60m x 3.50m)

A generous and well-appointed kitchen diner fitted with a range of high and low level units complemented by contrasting work surfaces and splashback tiling. Integrated appliances include a fridge, freezer, and washing machine, alongside an electric oven and four-ring gas hob with extractor hood over. Further features include under-cupboard lighting, stainless steel sink and drainer with mixer tap, wall mounted radiator, gas effect fire with attractive surround, built-in storage cabinets, and two uPVC double glazed windows overlooking the rear aspect. A door leads through to the rear sunroom. Approx. 4.6m x 3.5m.

Rear Sun Porch

5' 11" x 4' 11" (1.80m x 1.50m)

A bright uPVC double glazed extension offering additional versatile living space, ideal as a seating area, utility space, or garden room. Benefiting from power points, ceiling light point, tiled flooring, and lovely far-reaching countryside views.





Bedroom One

11' 6" x 9' 10" (3.50m x 3.00m)

A well-proportioned double bedroom positioned to the front elevation with uPVC double glazed window, wall mounted radiator, ceiling light point, and useful built-in storage cupboard.

Bedroom Two

10' 10" x 6' 3" (3.30m x 1.90m)

A good-sized bedroom with uPVC double glazed window to the rear elevation enjoying far-reaching countryside views, wall mounted radiator, ceiling light point, and built-in double storage.

Bedroom Three

9' 6" x 7' 7" (2.90m x 2.30m)

Another well-sized bedroom with rear aspect uPVC double glazed window, wall mounted radiator, wall light point, and built-in double wardrobe.

Bedroom Four

8' 10" x 7' 7" (2.70m x 2.30m)

A comfortable fourth bedroom with uPVC double glazed window to the front elevation, wall mounted radiator, wall light point, and built-in double wardrobe.





Bathroom

7' 7" x 5' 3" (2.30m x 1.60m)

A modern three-piece suite comprising low-level WC, vanity sink cabinet with mixer tap, and panelled bath with shower over. Finished with splashback tiling, wall mounted radiator, ceiling spotlights, and obscured uPVC double glazed window to the rear elevation.

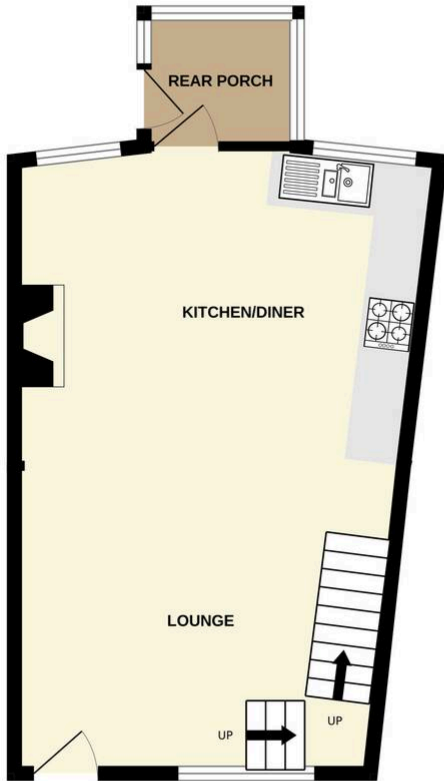




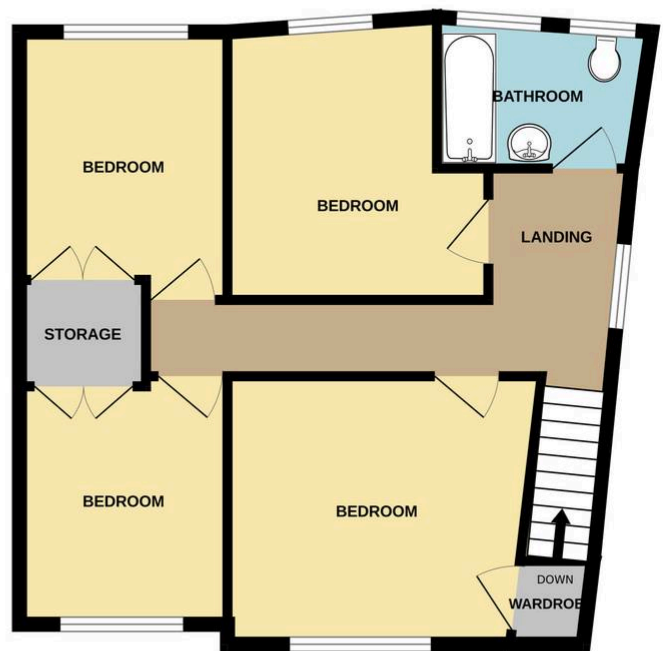
GARDEN

The property benefits from long-standing use of a fenced-off section of the communal garden, which has been enjoyed exclusively by the current vendors for many years, although this area is not included within the registered title deeds, the gated alley forms part of the title.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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