



Racefield Cottage, Cinder Hill Lane, Chadderton

£595,000



ALL. TOGETHER. BETTER.

www.kirkham-property.co.uk

Racefield Cottage, Cinder Hill Lane, Chadderton

Tucked away in an idyllic rural location is this three bedroom detached cottage. Rarely do opportunities of this nature come along to purchase a good size home on a large plot and in such a peaceful area! Beautifully appointed throughout, it will provide a superb family home for years to come. The property is generously proportioned throughout and ready to move straight into. Internally the house is over two floors, to the ground floor you will find an entrance porch, lounge with multi fuel burner, dining room, kitchen and downstairs wc. From the first floor landing there is access to three bedrooms, one of which has a modern en-Suite wet room, all bedrooms have the benefit of fitted wardrobes. There is also a family bathroom. Externally there is a large garden with mature trees and plants, a large lawned area plus patio areas and two gated driveways providing ample off road parking. Internal viewing is a must to appreciate this beautiful property.

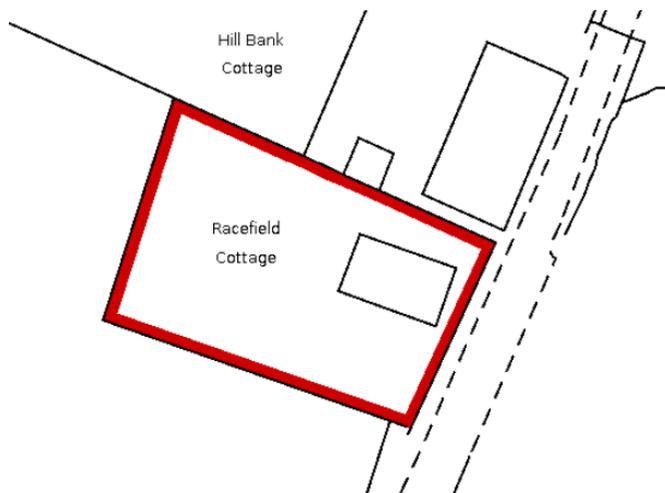




Tucked away in an idyllic rural location is this three bedroom detached cottage. Rarely do opportunities of this nature come along to purchase a good size home on a large plot and in such a peaceful area! Beautifully appointed throughout, it will provide a superb family home for years to come. The property is generously proportioned throughout and ready to move straight into. Internally the house is over two floors, to the ground floor you will find an entrance porch, lounge with multi fuel burner, dining room, kitchen and downstairs wc. From the first floor landing there is access to three bedrooms, one of which has a modern en-Suite wet room, all bedrooms have the benefit of fitted wardrobes. There is also a family bathroom. Externally there is a large garden with mature trees and plants, a large lawned area plus patio areas and two gated driveways providing ample off road parking. Internal viewing is a must to appreciate this beautiful property.

ENTRANCE PORCH

4.11m x 5m (13'6" x 16'5")





DINING ROOM

4.04m x 5m (13'3" x 16'5")

KITCHEN

2.24m x 5m (7'4" x 16'5")

DOWNSTAIRS WC

LANDING

BEDROOM

4.78m x 3.81m (15'8" max x 12'6")

EN-SUITE

BEDROOM

3.28m x 4.67m (10'9" x 15'4")

BEDROOM

1.85m x 3.28m (6'1" x 10'9")

BATHROOM

1.98m x 2.13m (6'6" x 7'0")





ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: E - Please note these are subject to change occasionally, so we advise you make your own checks with the local council prior to completion.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

AGENTS NOTE

Whilst every care has been taken to prepare these sales particulars they are for guidance purposes only. Potential buyers should fully investigate any issues that maybe personally important to them prior to completion. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.





Chadderton Office

509 Middleton Road,
Chadderton, Oldham,
OL9 9SH

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm
chadderton@kirkham-property.co.uk

t: 0161 626 5688

f: 0161 628 0350

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

www.kirkham-property.co.uk