



# Mark Warren

Homes for sale in North Manchester

0161 643 2827

---

Rochdale Road M24 2RF



### **£ 420,000 OFFERS OVER**

A rare opportunity to purchase this unique historical property situated in the very popular area of Slattocks Middleton. Built circa 1650 this large property has had various usage over the years including a Public House & Farm shop. Currently needing some modernisation and upgrading this gives any buyer the opportunity to put their stamp on the building.

The current owners are prepared to sell the dwellings and the land which currently has a business licence to trade.

Serious buyers may be asked for proof of funds for any sale to go ahead.

Large family living space  
Also comes with 1 bed Cottage  
Excellent transport links  
Business licence.

Porch Entrance, 6'00" x 5'07" Large original door, meter cupboard.

Hall, 19'02" x 12'05" Beamed ceiling, spindle staircase, Off w.c.

W.C, 7'04" X 4'11" Side facing UPVC double glazed window, pedestal wash basin, low flush w.c, highlighted mirror.

Lounge, 14'06" x 12'01" Side facing UPVC double glazed windows, gas coal effect fire with surround, UPVC double glazed french doors & window, TV point, beamed ceiling.

Dining room, 13'01" x 9'05" Front facing UPVC double glazed windows, gas fire, beamed ceiling.

Kitchen/diner, 14'10" x 13'11" Front facing UPVC double glazed window, single drainer stainless steel sink unit, fitted base and wall units, plumbed for washing machine, gas cooker point, tiling above work surfaces, beamed ceiling, double doors into the living room.

Living room, 14'02" x 14'00" Rear facing UPVC double glazed window, gas fire, TV point, beamed ceiling, dado rails.

Rear porch, 7'03" x 4'11" rear facing window and door leading to garden.

Staircase to second floor, landing, rear facing UPVC double glazed window, laundry cupboard, radiator, stairs to attic.

Bedroom 1, 14'10" x 13'11" Front facing UPVC double glazed window, Recessed wardrobe, dado rails, radiator.

Bedroom 2, 9'01" x 8'06" Rear facing UPVC double glazed window, radiator, walk in wardrobe & doors leading to second cottage.

Bedroom 3, 9'01" X 8'06" Rear facing UPVC double glazed window.

Bedroom 4, 10'00" x 5'11" Front facing UPVC double glazed window.

Bedroom 5, 13'06" x 9'05" Front facing UPVC double glazed window, multi fuel burner.

Bathroom, 10'01" x 8'11" Side facing UPVC double glazed window, 4 piece suite with low flush w.c, pedestal wash basin, panelled bath with shower, large shower cubicle with electric shower, tiled walls, radiator.

Attic, Side facing UPVC double glazed windows, oak beams.

2nd Cottage,

Lane side cottage, Porch entrance.

Lounge, 13'10" x 13'06" Electric fire with surround, gas wall heater, TV point, beamed ceiling.

Kitchen, 14'07" x 13'11" Front facing UPVC double glazed window, side facing window, fitted base and wall units, plumbed for washing machine, gas cooker point, open fire & water heater, beamed ceiling.

Bedroom 1, 14'02" x 13'08" Front facing UPVC double glazed window, side facing window.

Bathroom, Side facing window, 3 piece suite including panelled bath, low flush w.c, pedestal wash basin. Rear garden, stream, side gate to second plot.

2nd Rear plot, Paddock - £200 PA.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.