



Carr Lane, Diggle, Saddleworth

From £175,000



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Carr Lane, Diggle, Saddleworth

For sale by Modern Method of Auction. Starting Bid £175,000 plus reservation fee. Auction end date Wednesday 10th July at 12pm. This Grade II Listed weavers cottage is presented to the market as an ideal renovation project. Situated in an idyllic hamlet location on the fringes of Diggle village with spectacular views on offer to the front, side and rear.





For sale by Modern Method of Auction. Starting Bid £189,000 plus reservation fee. This Grade II Listed weavers cottage is presented to the market as an ideal renovation project. Situated in an idyllic hamlet location on the fringes of Diggle village with spectacular views on offer to the front, side and rear.

Internally accommodation is to four floors. The property has been stripped back to a shell which means the prospective purchaser has the ideal opportunity to configure the internal layout to their preferences, the property could be suited to either two or three bedrooms.

A small garden is to the side/rear with an off road parking space for one car to the side. Diggle offers an excellent rated primary school, secondary school, post office and choice of pubs, alongside scenic Pennine walking routes.

Full refurbishment is required, the property has seen a partial rewire and has a Vaillant combi boiler installed.

This property is for sale by The North West Property Auction powered by iamsold.



Ground Floor

Entrance Hall

4.55m x 1.79m (14'11" x 5'10")

Accessed from a timber entrance door with stairs down to lower ground and up to the first floor.



Lounge/Potential 2 Bedrooms

4.55m x 3.01m (14'11" x 9'10")

The scope to have this room as either a cosy lounge with dual aspect or as two bedrooms.

Lower Ground Floor

Bedroom/Study

3.95m x 2.71m (12'11" x 8'10")

Dual aspect windows to the front and side.
Under stairs storage cupboard.

First Floor

Landing

Rear double glazed windows and stairs to the second floor.

Bathroom

3.01m x 1.67m (9'10" x 5'5")

With double glazed windows.

Kitchen

3.01m x 2.67m (9'10" x 8'9")

Dual aspect windows with fantastic outlook towards Standedge and Running Hill.

Second Floor

Lounge/Potential 2 Bedrooms

4.95m x 4.55m (16'2" x 14'11")

Offering a triple aspect with exposed roof beams and exposed stone chimney breast.





Externally

One off road parking space is directly to the side of the property. There is a small garden behind the parking space to the side/rear.

Additional Information

TENURE: Freehold - Solicitor to confirm.

SERVICES: Mains connections to gas, electricity and water.

DRAINAGE: To a private septic tank (upgraded in 2022) located within a neighbouring property's boundary.

GROUND RENT: n/a

SERVICE CHARGE: n/a

COUNCIL BAND: D (£2352.39 per annum.)

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamproperty Limited.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

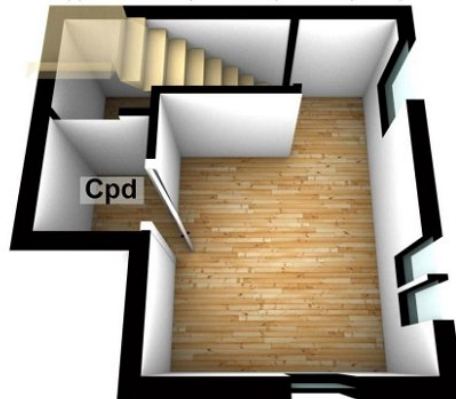
Ground Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



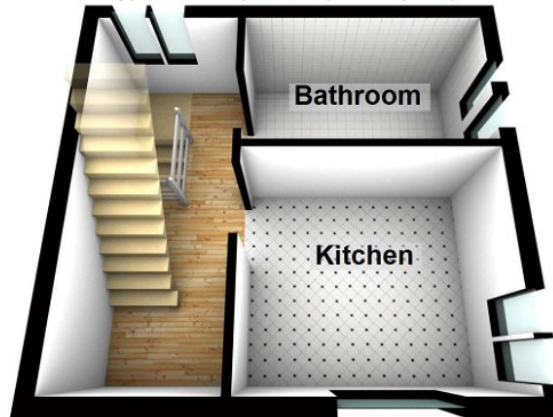
Lower Ground Floor

Approx. 13.7 sq. metres (147.9 sq. feet)



First Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Second Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 80.9 sq. metres (870.9 sq. feet)

Uppermill Office

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Saturday – Sunday 10am – 3pm