



20 Greenfield Lane, Hurstead

£280,000 Freehold

Grade II listed character property • Two DOUBLE bedrooms • Storage pantry and ground floor WC • Highly private, yet convenient location • Five minutes drive away from both Littleborough and Rochdale centres • Not overlooked • Timber frame double glazed windows • Gas central heating • Garden, garage and driveway

Set in highly private location, whilst also being just a short drive away from both Rochdale and Littleborough centres, is this deceptively spacious character, Grade II listed cottage. With two large reception room, dining kitchen, two DOUBLE bedrooms, garden to rear, garage and off road parking.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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GROUND FLOOR

Entrance Hallway

Lounge

17' 6" x 14' 8" (5.33m x 4.47m)

Dining Room

10' 11" x 20' 7" (3.33m x 6.27m)

Dining Kitchen

17' 6" x 12' 3" (5.33m x 3.73m)

Storage Pantry

4' 11" x 5' 10" (1.50m x 1.78m)

Ground Floor WC

5' 4" x 2' 11" (1.63m x 0.89m)

FIRST FLOOR

Landing

7' 9" x 6' 5" (2.36m x 1.96m)

Bedroom

17' 6" x 12' 4" (5.33m x 3.76m)

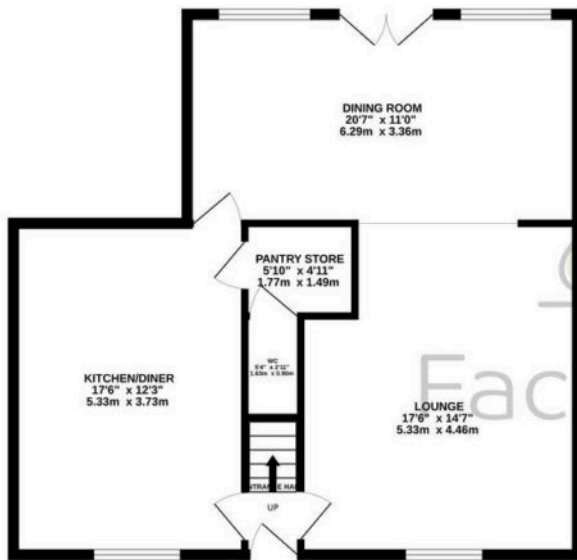
Bedroom

8' 4" x 14' 8" (2.54m x 4.47m)

Bathroom

8' 6" x 11' 5" (2.59m x 3.48m)

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1270 sq.ft. (117.9 sq.m.) approx.

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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