

Range House, 9 Delph Road, Denshaw OL3 5RY
(3 bedrooms – OIRO £265,000) Contact Ryder & Dutton on
01457870650



Having recently undergone complete renovation we are pleased to offer this high quality period house. Originally a family home and used as a corn merchants store this property dates, circa early 1800's and boasts a wealth of original features including exposed wooden beams downstairs and stone fire surround with the addition of a multi fuel (log/coal) burning stove situated in the lounge to make those winter nights wonderful and cosy. Stone mullions outside with new hardwood double glazed windows and doors. The house benefits from having an extension to the rear forming a more contemporary and airy feel to the kitchen/dining area with open plan aspect into each room to give that spacious open feel. The lounge includes a study space with useful storage below the stairs.

From the lounge taking the open plan staircase onto the first floor landing, to the right hand side is the master bedroom, charming in itself with the old shape of the chimney breast and providing en-suit facilities this is a lovely room. Bedroom two offers a generous sized space and bedroom three is a delightful room, with windows to side and rear overlooking the garden area. Family bathroom with shower over bath and useful storage cupboard.

Attic space via a loft ladder provides a large area of storage and benefits from natural light through velux roof windows.

Finally, this property has been lovingly restored with attention to detail, and ourselves working closely with local award winning architect and designers. Using locally based skilled craftsmen to carry out all works to the highest levels of standard and with the introduction of regulatory thermal insulation qualities to make this period property an even more economical home to enjoy for the future. Sourcing the finest materials available this property sits proudly and will carry on to appreciate not only in value, but to be appreciated in appearance and to be complimented for further generations to come.



Lounge 5.25m (17'3") x 4.43m (14'6")

Windows to front and rear of room including 2no radiators, original fireplace with multi fuel burning stove. Study area with storage below stairs. Exposed wooden beams give this room a lovely cosy appeal.



Kitchen 5.50m (18'0") x 3.15m (10'4")

Window to front elevation and open plan through to dining area. Fully fitted ivory shaker style kitchen units with "soft close" cupboard doors and drawers. Integrated fridge and dishwasher, stainless steel dual fuel range style cooker. Extractor fan built into chimney breast aperture. Wall units with under cabinet "task lighting" and tiled splash back surround. 1 radiator and exposed wooden beams truly give this kitchen added appeal.



Dining Room 4.80m (15'9") x 2.01m (6'7")

Double French doors with view outside on to patio and garden, gives this room a lovely airy feel with its high pitched ceiling, retro light fittings and velux roof windows creating an ambience to relax or entertain in. 1 radiator.



Utility Room 1.80m (5'11") x 1.68m (5'6")

Ideal cloak room complete with toilet, wash basin built into work surface with cupboard below and spaces for washing machine, tumble dryer, upright freezer. 1 radiator, tiled floor, wall mounted gas central heating boiler and electrical fuse board make this room the hub of activity without compromising quality of living space.



First Floor Stairs/Landing 3.05m(10'0") x 1.85m (6'1")

Stairs from lounge rise to first floor landing, window at top of stairs. Doors leading off to three bedrooms and family bathroom. Loft access also from landing.



Bedroom One 5.35m (17'6") x 3.13m (10'3")

Master with separate en-suite, a charming room with chimney breast feature. 1 radiator, window to front and en-suit at rear comprising natural velux roof window, toilet, wash basin, shower cubicle and towel radiator with white tiles to walls and limestone effect tiled flooring.



Bedroom Two 3.20m (10'6") x 2.50m (8'2")

Good sized double room with window to front providing interesting views. 1 radiator.



Bedroom Three 2.50m (8'2") x 2.02m (6'7")

Two windows one at rear and one at side make this a delightful room. 1 radiator.



Family Bathroom 2.15m (7'0") x 1.91m (6'3")

Comprising toilet, wash basin, bath with electric over shower and screen. Towel radiator, window to front. Useful storage cupboard space, white tiles to walls and limestone effect tiled flooring. Taps are chrome monoblock mixers.



Loft

Large loft area providing ample storage and natural light provided by velux roof windows.

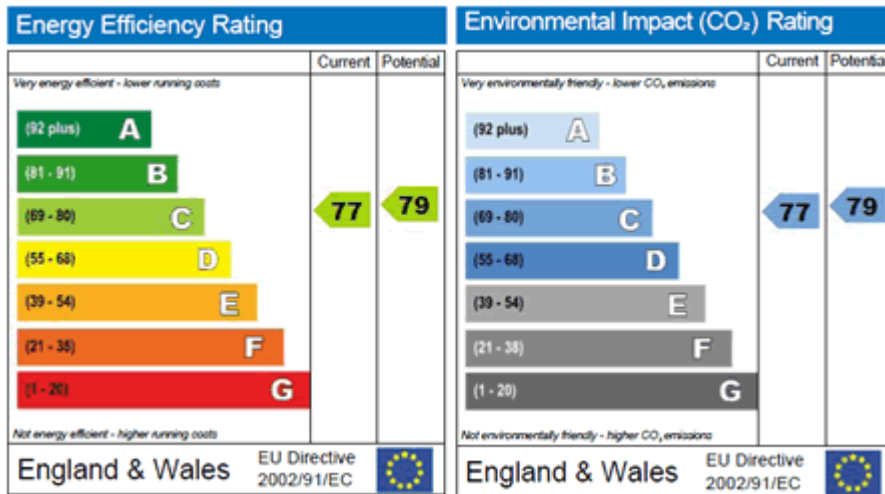


Externally

we have provided and restored natural stone garden walls with Yorkshire stone flags to both front and rear. The front has a flower and planting bed and to the rear of the property is a generous stone flagged patio area with feature water trough, (a great place for those summer BBQ's and to entertain) stone steps up to the garden and large gravel driveway providing ample car parking.

General Information

- Gas central heating
- Security alarm system
- Inset ceiling downlighters throughout
- Quickstep country collection "natural oak planks" laminate flooring.
- Neutral carpets to upstairs, landing and bedrooms
- Oak veneered internal doors
- Situated in the delightful Pennine village of Denshaw.
- Convenient for schools.
- Conveniently placed for public transport links and road networks.



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