



The Yard Cottage, Crossley Hall Mews, Fairweather Green,

£60,000

* STONE COTTAGE * ONE BEDROOM * BACKWATER LOCATION * GRADE 2 LISTED *
* OPEN PLAN LOUNGE/KITCHEN * COURTYARD SETTING *

A fantastic opportunity for either a first time buyer, investor or downsizer, is this grade 2 listed cottage. The characterful property benefits from gas central heating, double glazing and briefly comprises entrance, ground floor bedroom with en-suite bathroom and separate wc, together with an open plan lounge/kitchen to the first floor.

To the outside the property is situated in a courtyard setting.



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Entrance

Bedroom One

18'3" x 9'7" (5.56m x 2.92m)

With two radiators.

Bathroom

Two piece suite comprising panelled bath, pedestal wash basin, part tiled walls, radiator.

Separate WC

With low suite wc, pedestal wash basin.

First Floor

Open Plan Lounge / Kitchen

18'3" x 13'3" (5.56m x 4.04m)

Lounge area has exposed beams and radiator.

Kitchen area has a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

Exterior

The property is set in a courtyard location.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, turn right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the double mini-roundabout proceed right down Thornton Road, turn right onto Crossley Hall St, left onto Thornton Old Rd, turn right onto Crossley Hall Mews, turn right to stay on Crossley Hall Mews and The Yard Cottage will shortly be seen displayed via our For Sale board.



Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	90		63
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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