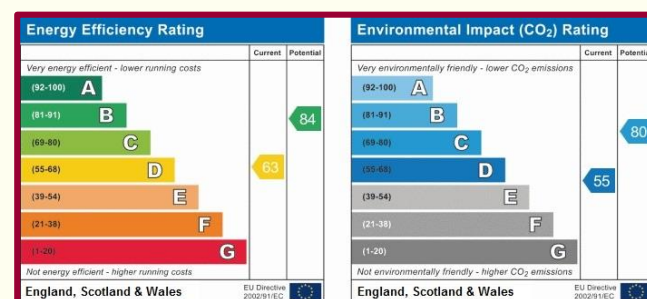


#### Disclaimer:

This brochure and property details are a representation of the property offered for sale or rent, as a guide only. Brochure content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells or any staff member in any way as being functional or regulation compliant. Cardwells do not accept any liability for any loss that may be caused directly or indirectly by the brochure content, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only and should be used as such by any interested party.



Cardwells can introduce you to independent financial advisors who have access to the whole mortgage market. Please ask for assistance

[www.rightmove.co.uk](http://www.rightmove.co.uk)

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Incorporating: Wright Dickson & Catlow, WDC Estates



## SIMISTER LANE – PRESTWICH – £330,000

This stunning, double fronted, THREE BEDROOM Weavers Cottage has been sympathetically upgraded over the years by the current owners to create a stylish and comfortable home which can only be truly appreciated by internal inspections. Built in the 1850's and retaining many original and interesting features, this property was the foreman's residence and as such is the largest in the row. The extensive gardens are of particular note (believed to be approx 1 acre) and enjoy beautiful countryside views beyond. The accommodation has gas central heating, double glazing and briefly comprises; porch, hall, lounge / dining room, conservatory, fitted breakfast kitchen, good sized snug, three double bedrooms and a bathroom with separate w.c.. This is a truly unique property and therefore early viewing is advised.



#### BURY

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Fax: 0161 764 0993  
Email: [bury@cardwells.co.uk](mailto:bury@cardwells.co.uk)

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**ACCOMMODATION AND APPROXIMATE ROOM SIZES:**

Composite door into porch.

Hall:  
Composite door into porch.

Lounge/Dining Room: 24' 1" x 9' 5" (7.33m x 2.86m)  
Double glazed window to front, radiator, laminate floor. Multi fuel fire on slate hearth, opens onto



Conservatory: 8' 11" x 8' 8" (2.72m x 2.65m)  
Double glazed window to 3 sides, French doors to rear.



Gardens:  
Stone patio leading to extensive lawned area with outhouses, pigeon lofts and shed, further garden area beyond. Lovely countryside views. To the front there is block paved driveway parking for 2 vehicles with attractive garden area and wrought iron gates.





**Kitchen: 14' 4" x 9' 9" (4.36m x 2.97m)**

**Stable door and double glazed window to rear. Base and wall cabinets, matching work surfaces, 5 burner gas hob, electric double oven, extractor, inset sink and drainer. American style fridge freezer, integrated dish washer, tiled floor.**



**Snug: 13' 10" x 10' 11" (4.21m x 3.34m)**

**Double glazed window to front, radiator, laminate floor, cast iron focal fireplace, beams.**



**First Floor Landing:**

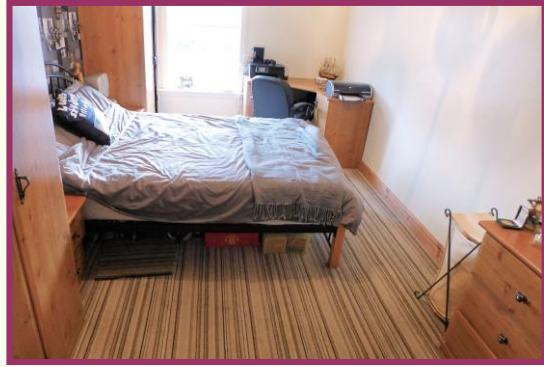
**Bedroom 1: 13' 11" x 9' 5" (4.24m x 2.86m)**

**Double glazed window to front, fitted wardrobes, radiator.**



**Bedroom 2: 16' 8" x 9' 6" (5.07m x 2.89m)**

**Double glazed window to front, fitted wardrobes, radiator.**



**Bedroom 3: 11' 1" x 9' 9" (3.39m x 2.98m)**

**Double glazed window to rear, fitted wardrobes, radiator.**



**Bathroom: 9' 4" x 6' 11" (2.84m x 2.11m)**

**Double glazed window to rear, bath, vanity sink and storage, corner shower cubicle, laminate flooring, part tiled elevations.**



**Separate W.C:**

**Double glazed window to rear, low level w.c, part tiled elevations.**

