



17 Peels Avenue, Springhead, Saddleworth, OL4 4RF

Situated at the head of a sought after cul de sac location is this extended, four/five bedroom, detached property with off road parking for several cars by means of a driveway. Accommodation comprises: entrance hallway, lounge, kitchen, dining area, study/bedroom four. There are three bedrooms all with fitted wardrobes, bathroom with separate shower. Externally to the rear there is an enclosed garden with lawn and decked area.

The extension requires completion but would provide utility room, family room, w.c., fifth bedroom with dressing room, ensuite and French doors leading to a balcony and garage. Attractive outlook.

£249,950

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Situated at the head of a sought after cul de sac location is this extended, four/five bedroom, detached property with off road parking for several cars by means of a driveway. This beautifully appointed living accommodation comprises: entrance hallway, lounge, kitchen, dining area, study/bedroom four with potential family room to the ground floor. There are three bedrooms all with fitted wardrobes, bathroom with separate shower and the potential for bedroom five. Externally to the rear there is an enclosed garden with lawn and decked area. The extension requires completion but would provide utility room, family room, w.c., fifth bedroom with dressing room, ensuite and French doors leading to a balcony and garage. Attractive outlook.

ENTRANCE HALLWAY With entrance door, radiator, under stairs storage cupboard, staircase leading to the first floor.

LOUNGE 22' 0" x 11' 0" (6.71m x 3.35m) With inset fireplace to the chimney breast, laminate wood floor, radiator, two uPVC double glazed windows with dual aspect.

KITCHEN 12' 6" x 8' 6" (3.81m x 2.59m) With fitted wall and base units, work tops, stainless steel sink unit with drainer and mixer tap, integrated dishwasher, stainless steel oven with six ring hob, stainless steel extractor, integrated fridge freezer, uPVC double glazed window to the side, double glazed patio doors leading to the rear garden, archway leading to the dining area.

DINING AREA 8' 10" x 6' 0" (2.69m x 1.83m) With spotlights, laminate wood floor, uPVC double glazed window.

STUDY/BEDROOM FOUR 8' 11" x 8' 10" (2.72m x 2.69m) With radiator, laminate floor covering, uPVC double glazed window.

FAMILY ROOM With uPVC double glazed windows with dual aspect.

FIRST FLOOR LANDING

BEDROOM ONE 14' 4" x 10' 44" (4.37m x 4.17m) With a range of fitted wardrobes and drawers, radiator, laminate floor covering, uPVC double glazed window.

BEDROOM TWO 9' 4" x 11' 11" (2.84m x 3.63m) With built in wardrobes, radiator, uPVC double glazed window.

BEDROOM THREE 10' 7" x 8' 2" (3.23m x 2.49m) With fitted wardrobes, radiator, uPVC double glazed window.

BATHROOM With four piece suite in white comprising bath, wash hand basin, low level w.c., bidet, shower cubicle, heated towel rail, tiled floor, half tiled walls, uPVC double glazed obscure window.

BEDROOM FIVE 20' 5" x 11' 4" (6.22m x 3.45m)

EXTERNALLY Off road parking is by means of a large driveway for several vehicles. There is a mature level rear garden with lawn, well stocked flower beds, decked area and privacy hedging.



ADDITIONAL INFORMATION TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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