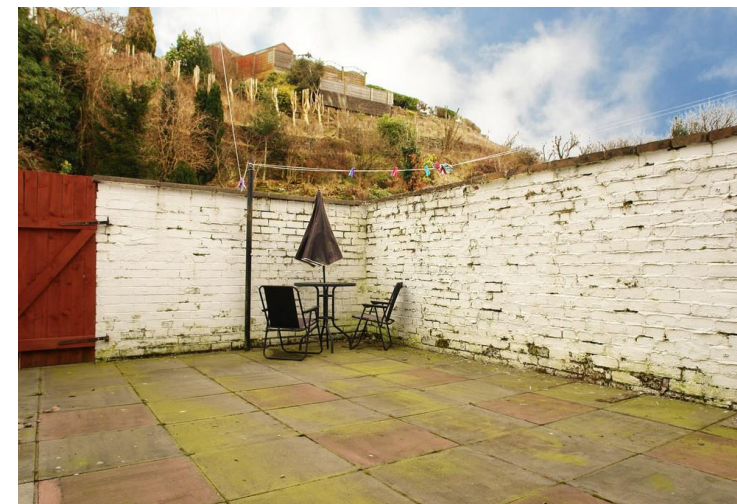




Cooper Street
Springhead, Saddleworth

£137,000

- Middle Terrace
- Two Reception Rooms
- Two Bedrooms
- Enclosed Rear Courtyard Garden
- Double Glazed & Gas Central Heating
- Well Regarded Location
- No Onward Chain
- Energy Rating E



This spacious two bedroom middle terrace has two reception rooms, a fully enclosed courtyard garden and is being sold with vacant possession and no onward chain. The house is positioned in a well regarded part of Springhead, is elevated slightly from the road which provides privacy and is not overlooked to the rear. Comprising briefly of: entrance vestibule, lounge, dining room and kitchen to the ground floor. The first floor landing provides access to both bedrooms and the bathroom suite. At the front is raised

forecourt whilst to the rear is a paved courtyard garden which is fully enclosed by boundary walls. The house is warmed with gas fired central heating, fully double glazed and is being sold with a Freehold title. Viewings can be arranged 7 days a week on 01457 810076.

VESTIBULE

Accessed via a hardwood glazed entrance door with fitted carpet and further door leading into the lounge.

LOUNGE

11' 10" x 13' 10" (3.63m x 4.22m) With uPVC double glazed leaded window, fitted carpet, two radiators, feature fireplace.

DINING ROOM

12' 11" x 13' 9" (3.94m x 4.2m) Open plan via double doors to the kitchen, understairs storage, fitted carpet, radiator.

KITCHEN

6' 3" x 13' 5" (1.93m x 4.11m) With fitted wall and base units, coordinating worktops, electric oven and hob, extractor hood, plumbed for washing machine, 1 and a 1/4 stainless steel sink and drainer, hardwood double glazed windows and door out to the garden.

LANDING

With wood flooring.

BEDROOM

12' 0" x 13' 9" (3.66m x 4.2m) With fitted carpet, two radiators, two uPVC double glazed leaded windows.

BEDROOM

16' 0" x 6' 10" (4.9m x 2.1m) With fitted carpet, radiator, uPVC double glazed window, loft access, airing cupboard.

BATHROOM

Comprising low level WC, wash hand basin, bath with shower over, radiator, partially tiled walls, uPVC double glazed obscured window.

EXTERNALLY

A low maintenance front forecourt provides distance and privacy from Cooper Street. To the rear is a fully enclosed courtyard garden with paving, boundary walls and access gate to the rear. Ample street parking is available to the front.

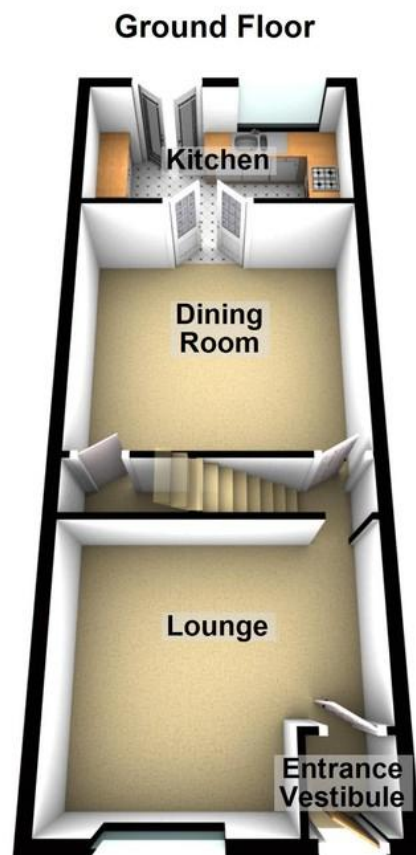
ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.