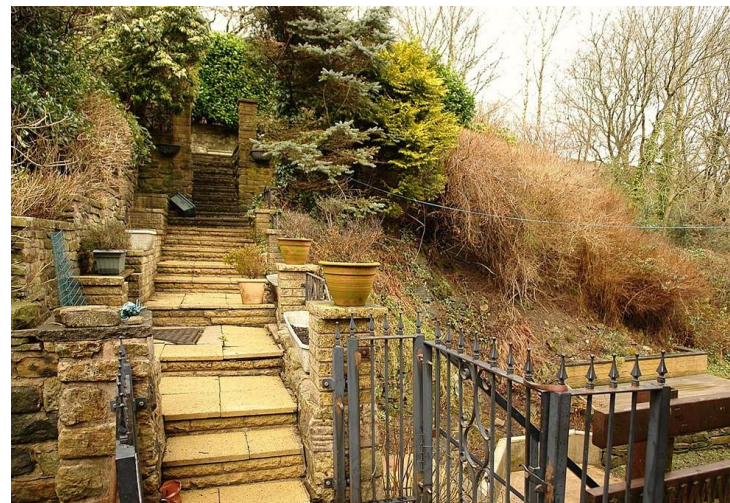


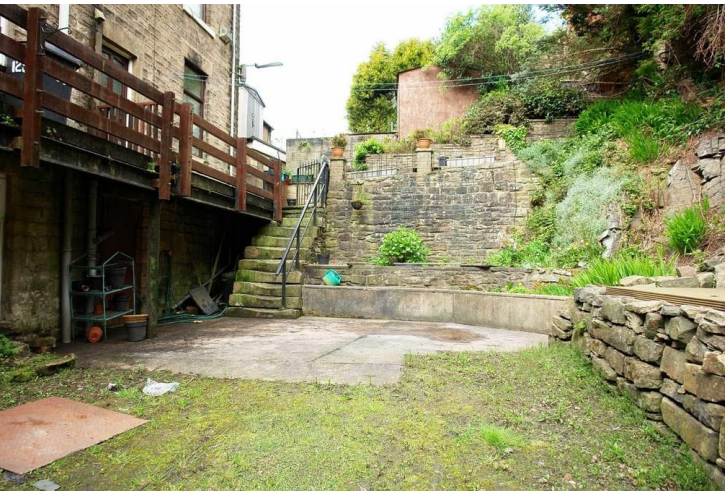


Oldham Road

Springhead, Saddleworth

£140,000

- Stone End Of Terrace
- Three Double Bedrooms
- Private Garden
- Off Road Parking
- Cellar Rooms Ideal For Conversion
- Large Kitchen-Diner
- Over Three Floors
- Energy Rating E



A stone built end of terrace with three double bedrooms, off road parking and a private south facing rear garden. This sizeable main bedroom has a dressing room which was originally a 4th bedroom and the large cellar rooms have the potential to be converted to offer even more living space. The house is situated on Oldham Road, Springhead in a convenient location close to public transport links and within easy reach of both Lees village and other Saddleworth villages. Comprising briefly of: entrance hallway, downstairs WC, lounge and open plan kitchen-diner to the ground floor. The basement cellar rooms have stairs from the kitchen and could easily be converted to offer either further living



space or additional bedrooms (subject to planning consent). The first floor landing provides access to three double bedrooms (master with dressing room) and the family bathroom. Externally to the rear is a hard standing which provides off road parking and a raised private garden with lawn, pond and boundary walls. The property has recently fitted uPVC double glazed windows and door throughout and is heated with gas fired central heating. Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE HALL

With a uPVC glazed entrance door, fitted carpeting, radiator.



W.C.

With two piece suite comprising low level w.c., wash hand basin, part tiled walls, fitted carpeting.

LOUNGE

17' 2" x 15' 9" (5.25m x 4.82m) With stone fireplace, electric fire, storage cupboard, two radiators, fitted carpeting, large uPVC double glazed front facing window.

KITCHEN DINER

17' 4" x 17' 2" (5.29m x 5.25m) With fitted wall and base units, work tops, cooker point, sink unit with drainer, plumbed for washing machine, exposed beams, two radiators, door leading to

the cellars, tiled floor, uPVC double glazed dual aspect windows, uPVC glazed rear door.

FIRST FLOOR LANDING

With fitted carpeting, radiator, access to the loft.

DRESSING ROOM

12' 9" x 6' 9" (3.89m x 2.07m) With fitted dresser and drawers, fitted carpeting, radiator, uPVC double glazed window (potential to create a bedroom).

BEDROOM

11' 9" x 11' 2" (3.59m x 3.42m) With fitted wardrobes and dresser, fitted carpeting, uPVC double glazed window.

BATHROOM

5' 3" x 10' 7" (1.61m x 3.25m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, fully tiled walls, radiator, uPVC double glazed obscure window.

BEDROOM

11' 6" x 8' 3" (3.53m x 2.52m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

15' 7" x 8' 2" (4.76m x 2.49m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

CELLARS FRONT

14' 4" x 17' 3" (4.39m x 5.28m) With two windows below street level.

CELLARS REAR

14' 2" x 17' 1" (4.34m x 5.22m) With water supply, door leading to the parking area.

EXTERNALLY

There is off road parking to the rear of the property and a private south facing garden with raised lawn, pond and boundary walls and fencing.



Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
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OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 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.

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