



20 Woodbrook Avenue

Springhead, Saddleworth

£200,000

- Semi-Detached House
- 4 Bedrooms
- Two Reception Rooms
- Gardens with Views
- Driveway for 2 cars
- Garage
- Private Position
- Energy Rating



This 4 bedroom semi-detached property is located in the popular area of Springhead. The property enjoys an elevated position and from the front and side of the property has far reaching views of the surrounding area and farmland.

The accommodation comprises entrance hall, lounge, dining room, kitchen, 4 bedrooms, the downstairs bedroom is currently being used as a study. There is a mature garden to the front of the property with plants and shrubs. A driveway with parking for 2 cars and a garage. To the back of the property there is a mature garden leading to a patio at the side of the property with lovely farmland views.

The accommodation would suit a growing family and is conveniently located near to good schools and not far from local amenities. It is a short walk away from local public transport and a short drive to the local train and tram station and M62 / M60 motorway networks.

ENTRANCE PORCH

Upvc double glazed door and window, fitted carpet, radiator. Storage cupboard with Vaillant boiler.

LOUNGE

16' 11" x 11' 4" (5.18m x 3.47m) Large Upvc double glazed window with far reaching views, living flame gas fire, fitted carpet and radiator.

BEDROOM/STUDY

8' 11" x 11' 2" (2.72m x 3.41m) Upvc double glazed window with views, radiator and fitted carpet.

STAIRS

Fitted carpet and radiator, under stairs storage cupboard, Upvc double glazed window with far reaching views.

LANDING

Fitted carpet and loft access.

KITCHEN

13' 7" x 8' 6" (4.16m x 2.60m) Fully fitted kitchen with breakfast bar with hatch into dining room, integrated dishwasher and freezer. Upvc double glazed window and door.

DINING ROOM

10' 2" x 11' 8" (3.11m x 3.56m) Upvc double glazed window with views, radiator and fitted carpet.

BATHROOM

8' 9" x 5' 7" (2.68m x 1.71m) Wall and floor tiles, large shower cubicle, Upvc double glazed window and towel warmer. Vanity sink with storage and WC.

BEDROOM

13' 5" x 11' 3" (4.09m x 3.45m) Fitted wardrobes, fitted carpet, radiator, Upvc double glazed window with views and under roof storage.

BEDROOM

9' 2" x 10' 11" (2.80m x 3.35m) Fitted wardrobes, fitted carpet, radiator and Upvc double glazed window with views.

BEDROOM

9' 2" x 8' 9" (2.80m x 2.67m) Fitted wardrobes, fitted carpet, radiator and Upvc double glazed window with views.

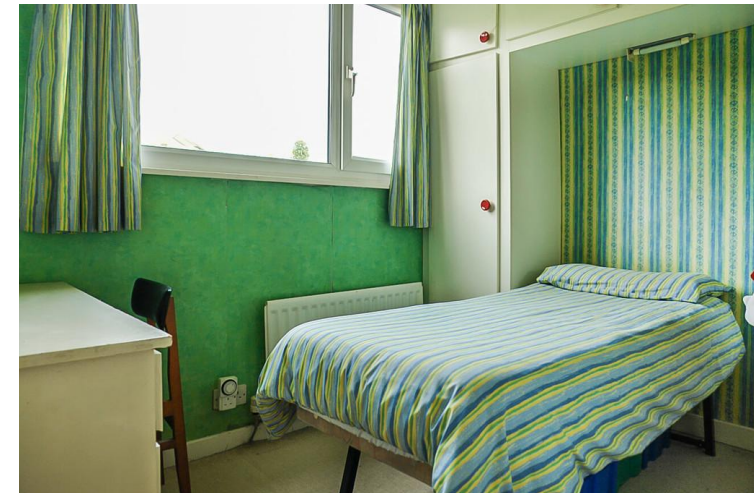
ADDITIONAL INFO:

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with

the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
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Saddleworth
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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm