



69 Belmont Avenue, Springhead, Saddleworth, OL4 4RS

This spacious two bedroom semi detached bungalow has far reaching views and is ideally situated for access to Saddleworth and its villages as well as the amenities in Lees. The living accommodation which has been extended comprises: entrance hall, two bedrooms, lounge, bathroom, fitted kitchen and sun room with access to a decked patio. There is also a lower ground floor utility room with spacious void. Off road parking is by means of a driveway and an attached brick built garage. Externally there are gardens to both front and rear with the rear having pleasing views, a workshop and a storage shed. Viewings are strongly recommended and can be arranged via our Uppermill office.

£168,000

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ENTRANCE HALL uPVC double glazed entrance door, radiator, access to the insulated and part boarded loft via retractable ladders.

BEDROOM 9' 6" x 9' 1" (2.90m x 2.78m) With fitted carpeting, radiator, uPVC double glazed window.

LOUNGE 14' 4" x 10' 7" (4.39m x 3.24m) With electric fire, feature surround, fitted carpeting, radiator, uPVC double glazed window.

BATHROOM With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, fully tiled walls, tiled floor, radiator, hardwood obscure window.

BEDROOM 12' 1" x 9' 6" (3.69m x 2.90m) With laminate floor covering, radiator, Fackro roof window including black out blind.

KITCHEN 18' 9" x 10' 2" (5.73m x 3.12m) With fitted wall and base units in white, work tops, splash back tiling, cooker point, extractor, stainless steel sink unit with drainer and mixer tap, tiled floor, pantry storage cupboard, spotlights, roof window, hardwood window, door leading to the sun room.



SUN ROOM 20' 0" x 8' 3" (6.12m x 2.53m) With tiled floor, radiator, spotlights, uPVC double glazed window, uPVC double glazed sliding doors, easy access to the decked patio.

LOWER GROUND FLOOR

UTILITY ROOM 8' 10" x 9' 4" (2.71m x 2.86m) With boiler, plumbed for washing machine and tumble dryer, access to a spacious void area.

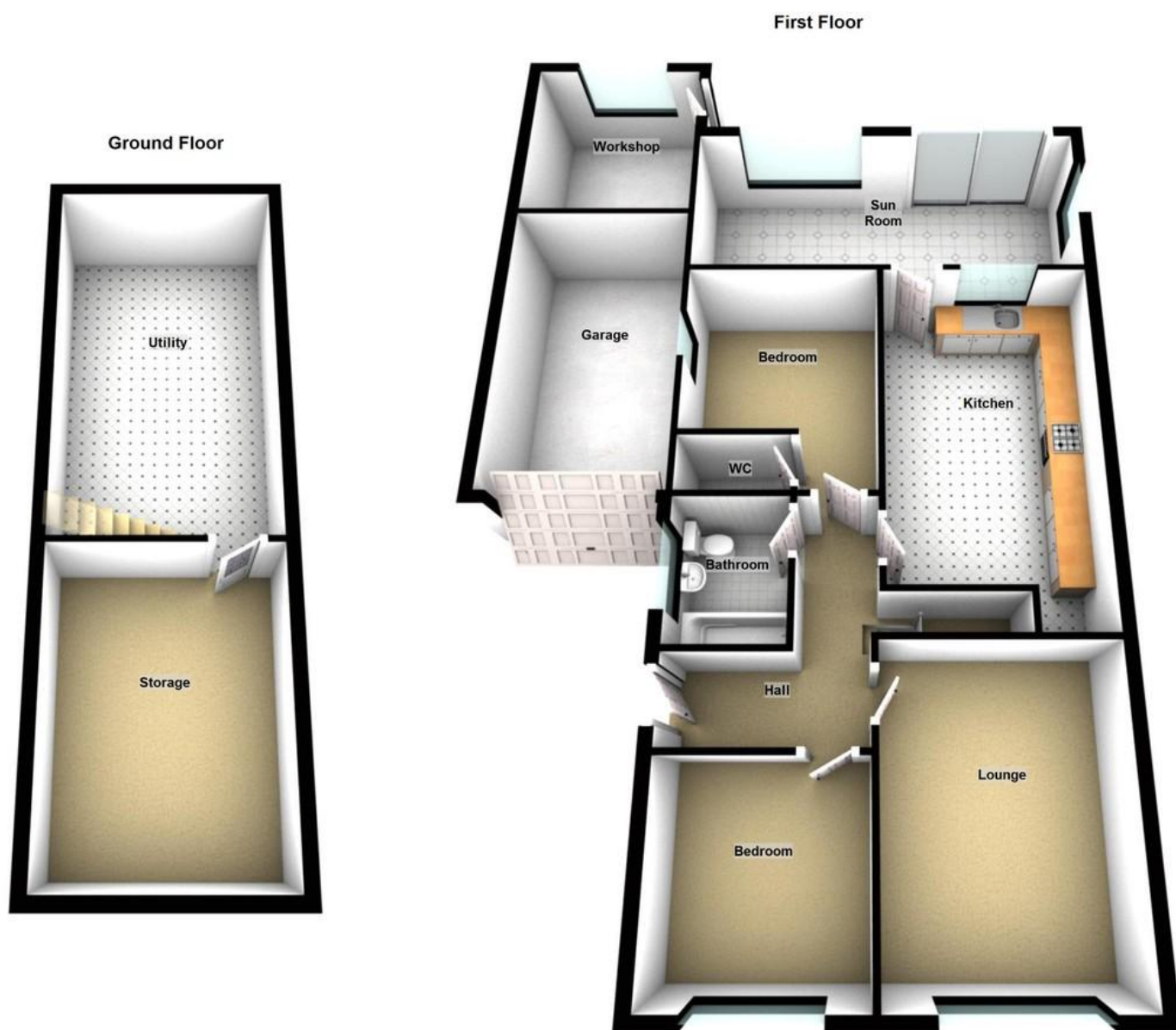
GARAGE AND DRIVEWAY 15' 7" x 8' 10" (4.76m x 2.71m) Off road parking is by means of a driveway and an attached brick built garage.

EXTERNALLY There is a lawned garden forecourt at the front and an enclosed rear garden with lawn and decked patio with underneath storage shed. The workshop is attached to the rear of the garage. Views over surrounding countryside.

ADDITIONAL INFORMATION TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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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