

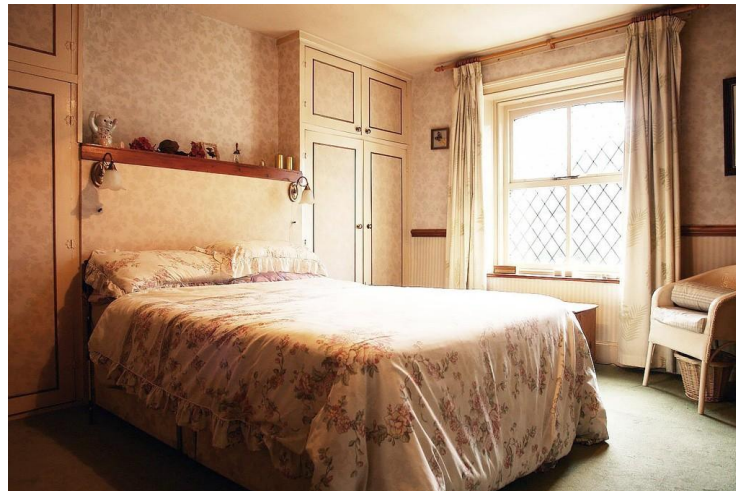


30 Woodbrook Road

Springhead, Saddleworth

£125,000

- Stone Cottage
- Two Bedrooms, One with Robes
- Two Reception Rooms
- Off Road Parking for One Car
- Garden
- GCH/Double Glazing
- Close to Open Countryside
- EPC Rating- F



Within easy reach of open countryside is this two bedroom, stone built, Edwardian, end cottage with off road parking for one car. Externally there is a low maintenance stone paved rear garden. Internally comprising: entrance porch, dining room, lounge and kitchen to the ground floor with master bedroom with built in wardrobes, second bedroom and bathroom to the first floor. Just a short drive to local schools, amenities and Saddleworth villages.

ENTRANCE PORCH

With uPVC double glazed entrance door, uPVC double glazed dual aspect windows, radiator, tiled floor, cloaks area.

DINING ROOM

9' 11" x 13' 2" (3.0286m x 4.015m) With fitted carpeting, radiator, exposed beam, uPVC double glazed window.

LOUNGE

13' 5" x 13' 3" (4.092m x 4.059m) With open fireplace, stone hearth and surround, wood mantle, built in storage and shelves to alcoves, exposed beams, fitted carpeting, radiator, hardwood double glazed obscure window to the side.

KITCHEN

11' 1" x 5' 9" (3.384m x 1.777m) With fitted wall and base units, work tops, gas hob, double oven, breakfast bar, sink unit, plumbed for washing machine, two uPVC double glazed dual aspect windows.

FIRST FLOOR LANDING

With fitted carpeting, access to the loft.

BEDROOM

17' 0" x 11' 11" (5.202m x 3.642m) With built in wardrobes, fitted carpeting, radiator, hardwood double glazed window.

BEDROOM

10' 1" x 8' 7" (3.075m x 2.635m) With 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, part tiled walls, radiator, uPVC double glazed obscure window.

EXTERNALLY

There is off road parking for one car. To the rear there is an enclosed, low maintenance, stone paved garden with timber store shed.

ADDITIONAL INFORMATION

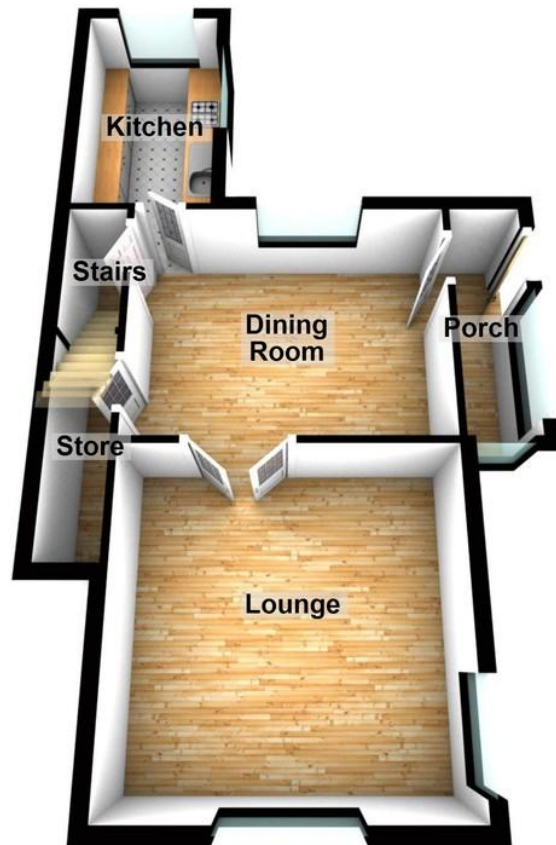
TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
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