



Den Hill Drive

Springhead, Saddleworth

£180,000

- Semi Detached
- Three Bedrooms
- Private Rear Garden
- Panoramic Views To Front
- Driveway Parking
- Detached Single Garage
- Extension Possibilities (STPC)
- Energy Rating D



This three bedroom semi detached property has a larger than average plot with private rear garden and panoramic views from the first floor. Various extension possibilities are available to both the front and rear which of course are subject to planning consent. Off road parking is by means of a paved driveway leading up to a single detached garage. Internally comprising entrance hallway with cloaks cupboard, fitted kitchen with additional pantry storage, lounge, three bedrooms and shower room. The house is

warmed with gas fired central heating (combi boiler) and glazed with uPVC double glazed windows. The house is situated within walking distance of well regarded schools and is being sold with no onward chain. Contact our Uppermill office 7 days a week on 01457 810076 to arrange a viewing.

HALL

Accessed via a glazed composite entrance door, fitted carpet, uPVC double glazed obscure side windows, radiator, cloaks cupboard.

KITCHEN

13' 4" x 8' 10" (4.08m x 2.71m) With fitted wall and base units, coordinating worktops, stainless steel sink and drainer, radiator, uPVC double glazed side door, uPVC double glazed window, storage/pantry cupboard with uPVC double glazed obscure window, plumbing for washing machine, cooker point, wall mounted ideal combi boiler.

LOUNGE

20' 3" x 10' 9" (6.19m x 3.29m) With fitted carpet, two radiators, large uPVC double glazed window, living flame gas fire with marble heath and wood surround.

BEDROOM

10' 5" x 9' 10" (3.19m x 3.00m) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM

10' 5" x 10' 0" (3.19m x 3.05m) With fitted carpet, radiator, uPVC double glazed window.

LANDING

With fitted carpet, radiator, uPVC double glazed window with views.

BEDROOM

11' 10" x 10' 10" (3.61m x 3.31m) With fitted carpet, radiator, uPVC double glazed window with open views, built in storage cupboards.

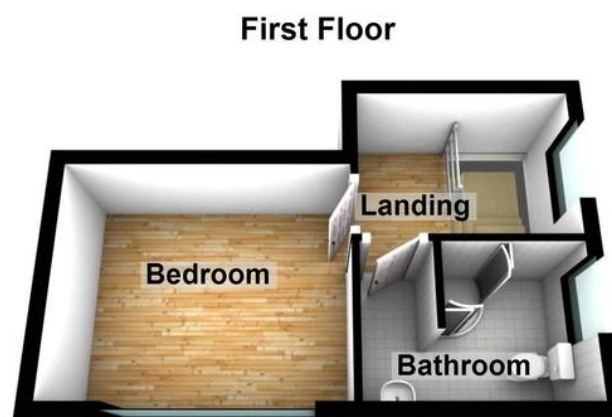
SHOWER ROOM

6' 0" x 8' 10" (1.84m x 2.71m) Comprising low level WC, sink with under unit storage, walk in shower cubicle, fully tiled walls, radiator, uPVC double glazed obscure window.

EXTERNAL

A paved driveway to the front and side leads to a detached single garage with up and over door and uPVC double glazed side window. At the rear is a private lawn garden with paved pathways enclosed with boundary walls and laurel hedges. A small additional area of garden is situated to the right of the garage ideal for storage. A lawn garden is also positioned to the front.





ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS:

Strictly by appointment with the agents.

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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

www.kirkham-property.co.uk