



Bracken Close

Springhead, Saddleworth

£258,000

- Detached house
- Three Double Bedrooms
- Cul De Sac Location
- Garage And Driveway
- Gardens Front & Rear
- Far Reaching Views
- Extension Possibilities
- Energy Rating D



Situated in an elevated position which provides far reaching views is this three double bedroom detached house in a well regarded cul de sac position. Driveway parking for three cars leads to the integral garage with up and over door, light and power. The generous plot provides gardens to the front and rear and are mainly laid to lawn and relatively low maintenance.

Internally the property has an entrance hall, lounge, open plan kitchen-diner, family bathroom, three double bedrooms and plenty of storage space. The house is warmed with gas fired central heating and double glazed throughout. It is also possible to extend the property with additional bedroom and bathroom space to the rear albeit this would of course be subject to planning permission.

Contact Kirkham Property 7 days a week to arrange your viewing.

ENTRANCE HALL

Accessed via a hardwood entrance door, fitted carpeting, radiator.

LOUNGE

17' 0" x 10' 11" (5.19m x 3.33m) With living flame gas to central feature fireplace, fitted carpeting, radiator, hardwood double glazed windows with views.

KITCHEN/DINER

10' 7" x 28' 4" (3.23m x 8.64m) An open plan space fitted with modern high gloss wall and base level units, coordinating worktops, splash back tiling, electric oven, gas hob, plumbing for washing machine, sink and drainer, space for dining table, tiled flooring, three uPVC double glazed windows, uPVC door to garden.

BATHROOM

10' 2" x 7' 10" (3.1m x 2.39m) A modern suite comprising hand wash basin, low

level wc, freestanding bath, walk in shower cubicle, tiled walls, uPVC double glazed window, heated towel rail, tiled flooring.

BEDROOM

11' 0" x 12' 3" (3.36m x 3.75m) With built in wardrobes, fitted carpeting, radiator, hardwood double glazed window.

FIRST FLOOR LANDING

Access to large storage void. fitted carpeting.

BEDROOM

10' 9" x 16' 2" (3.30m x 4.93m) With large built in storage, laminate floor, two radiators, two hardwood double glazed windows with views.

BEDROOM

16' 6" x 9' 9" (5.04m x 2.98m) With fitted carpeting, radiator, uPVC double glazed window, large storage room off the bedroom.





EXTERNAL

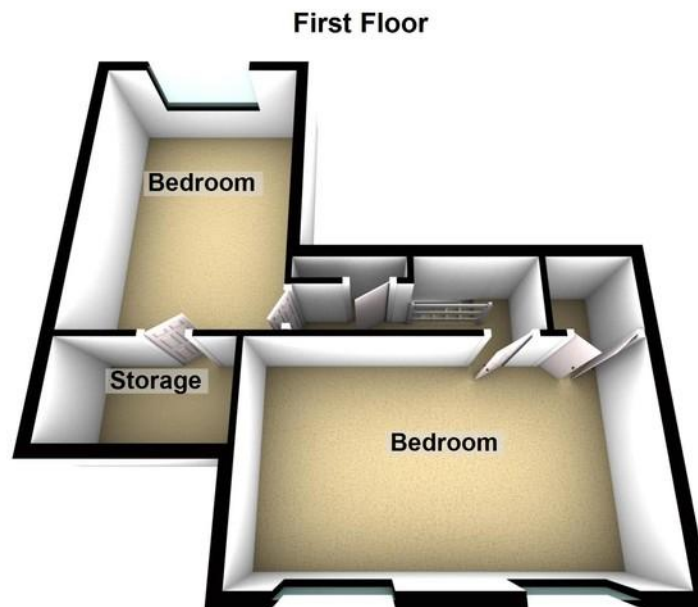
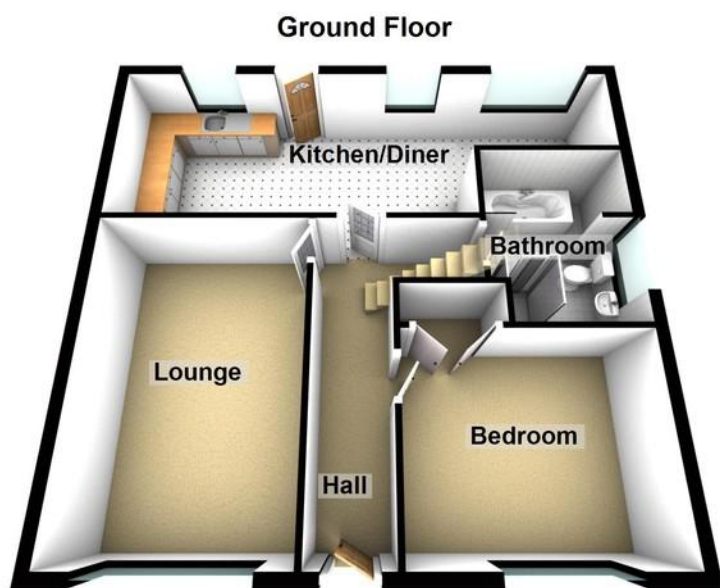
Externally there is a three car driveway and an integral garage with light, power, up and over door. There is a good sized, mature and private garden forecourt with a private rear garden, shrubs, flower beds, raised lawn, further patio area and boundary fencing.

ADDITIONAL INFO

TENURE: Leasehold, 999 year lease, (£18.00 per year) solicitor to confirm details

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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