



8 Ivy Green Drive, Springhead, Saddleworth, OL4 4PR

A detached true bungalow within walking distance of Lees Village with driveway parking and a single garage. Originally built as a two bedroom property although with the more recent addition of a conservatory (accessed via the second bedroom) the second bedroom may now be better utilised as a formal dining room if required.

The property has been maintained to a high standard although could do with some cosmetic updating.

Internally comprising briefly: entrance hallway with cloaks cupboard, lounge, fitted kitchen, two bedrooms, conservatory and bathroom. No Chain

£159,950

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ENTRANCE HALL Accessed via a uPVC entrance door, fitted carpet, cloaks cupboard and radiator.

LOUNGE 18' 4" x 10' 6" (5.60m x 3.22m) With large uPVC double glazed window, two radiators and fitted carpet.

KITCHEN 11' 3" x 10' 2" (3.43m x 3.10m) Fitted with wall and base units, worktops, one and a half bowl sink and drainer, cooker point, plumbing for washing machine, uPVC double glazed window, tiled walls, wall mounted boiler and radiator.

BATHROOM 6' 9" x 5' 5" (2.07m x 1.66m) Fitted with a three piece bathroom suite comprising low level WC, wash hand basin, panelled bath with shower over, fully tiled walls, radiator and uPVC double glazed obscure window.

BEDROOM 12' 5" x 10' 6" (3.80m x 3.22m) With fitted wardrobes, draws and side table to match, uPVC double glazed window, radiator and fitted carpeting.

BEDROOM OR DINING ROOM 8' 3" x 10' 2" (2.53m x 3.10m) With uPVC sliding doors, fitted carpet and radiator.

CONSERVATORY 10' 9" x 10' 2" (3.30m x 3.12m) uPVC construction with double glazed windows and

door leading to the garden.

EXTERNAL Driveway parking for two/three cars via the imprint concrete driveway which also leads down the side to the single garage. Some pleasing mature shrubs can be found at the front whilst to the rear is an enclosed garden with paving stones and shrubs.

ADDITIONAL INFO TENURE: Leasehold - £17.50 Per Annum - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



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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