



Rivington Road
Springhead, Saddleworth

£290,000

- Detached Property
- Three/Four Bedrooms
- Private Enclosed Rear Garden
- Drive, Garage and Utility Room
- Well Presented Throughout
- Pleasing Views To Front
- Close To Well Regarded Schools
- Energy Rating E



This three/four bedroom detached property has a slightly elevated position which provides privacy and views along with a good size private rear garden. The property has a contemporary finish throughout with some open plan living areas and many desirable features including a cast iron wood burning stove, internal oak doors throughout, an Elan Deluxe 110 Rangemaster oven and bi fold doors to the garden. There is also a detached garage with a separate utility space to the side and long driveway leading up to it.

Located in a family friendly residential area close to well regarded schools. The house is also conveniently positioned for access into other Saddleworth villages and commuting via the M60 and M62 motorway connections. Railway connections are closest in either Greenfield or Mossley with metrolink stations down in Oldham.

Comprising briefly: Entrance area which opens into the kitchen/dining/living space, lounge, sitting room/bedroom and shower

room to the ground floor. The first floor landing provides access to three further bedrooms and modern family bathroom. The property is warmed with gas fired central heating and is glazed with uPVC double glazing throughout.

To arrange a viewing please contact Kirkham Property on 01457 810076 seven days a week.

HALLWAY

Composite glazed entrance door, karndean flooring, under stairs storage.

LOUNGE

17' 4" x 11' 11" (5.3m x 3.65m) Three uPVC double glazed dual aspect windows, radiator, karndean flooring, cast iron wood burning stove.

DINING/FAMILY ROOM

29' 11" x 11' 9" (9.14m x 3.6m) Karndean flooring, radiator, uPVC double glazed bi-fold doors to garden, double glazed roof windows.

KITCHEN

11' 3" x 11' 2" (3.44m x 3.41m) Fitted with a

range of base and floor to ceiling kitchen storage units, Corian work tops including sink and drainers, integrated microwave, dishwasher, Elan Deluxe 110 Rangemaster oven with Rangemaster double extractor fan, American style fridge freezer included breakfast bar, uPVC double glazed window, karndean flooring, vertical radiator, door to garden.

SITTING/BEDROOM

11' 1" x 10' 5" (3.40m x 3.2m) Karndean flooring, radiator, built in storage cupboards, uPVC double glazed window.

LANDING

With fitted carpet, loft access via retractable

ladders, uPVC double glazed side window.

BEDROOM

14' 5" x 22' 7" (4.40m x 6.9m) With uPVC double glazed window, two velux windows including blackout blinds, fitted wardrobes, drawers and dresser, karndean flooring, radiator.

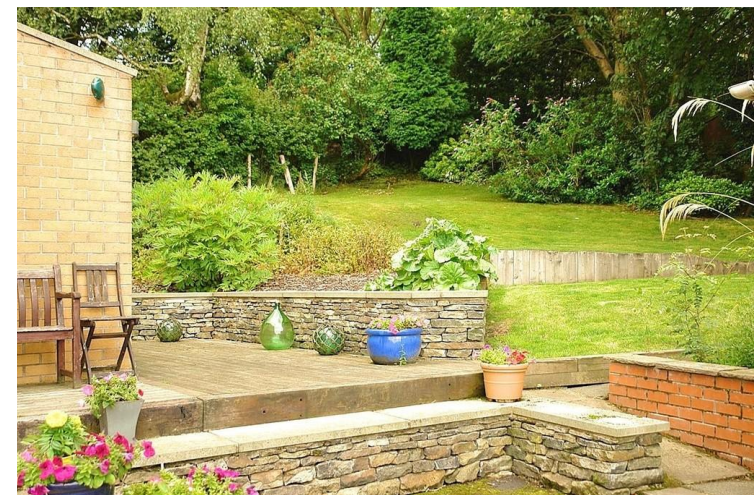
BEDROOM

12' 2" x 11' 1" (3.72m x 3.40m) Radiator, uPVC double glazed window, built in open wardrobes, karndean flooring.

BATHROOM

7' 3" x 7' 2" (2.22m x 2.20m) A modern bathroom suite with free standing bath including





mixer attachment, low level WC, hand wash basin with vanity storage, fully tiled walls, heated towel rail, karndean flooring, uPVC double glazed obscure window.

EXTERNAL

At the front is a tiered garden with a mix of flower beds and shrubs. The rear garden has a decked patio and lawn areas enclosed with boundary fencing and mature trees and shrubs. A long driveway sits to the side of the house with timber gates at the top before reaching the garage.

GARAGE AND UTILITY

Detached garage with up and over door, light and power. In addition to the garage at the side is a utility room that has plumbing for washing machine, space for tumble dryer, one and a quarter stainless steel sink and drainer, ideal area for coats/storage, uPVC double glazed side window, secure composite entrance door to the side.

ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
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OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
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01457 810076

Out of hours telephone service
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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 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.