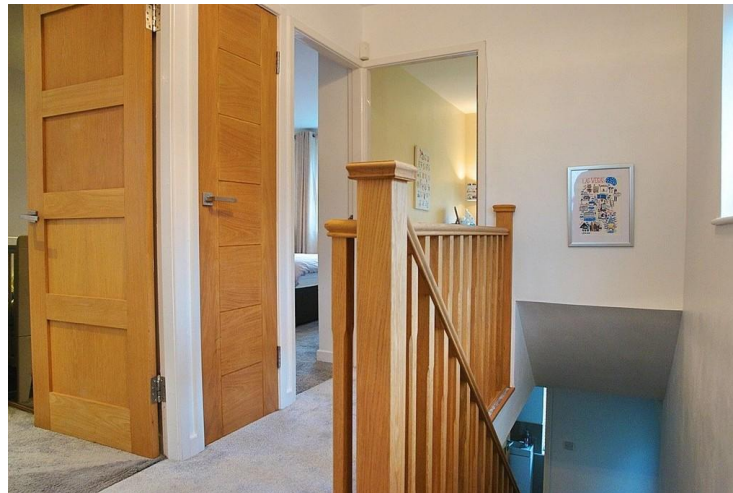




Ivy Green Drive
Springhead, Saddleworth

£250,000

- Detached House
- Three Bedrooms
- Driveway & Garage Parking
- South Facing Rear Garden
- Modern & Well Presented
- Conservatory & Downstairs WC
- Superb Kitchen/Breakfast Room
- Energy Rating D



This three bedroom detached family home has a south facing rear garden, driveway and garage parking along with a conservatory with underfloor heating. The property is presented to a high modern standard and undoubtedly the stand out feature is the superb kitchen which includes a central island and integral appliances. Finished in modern walk in condition with viewings most certainly recommended.

The property is warmed with gas fired central heating, has uPVC double glazed windows throughout and comprises briefly: entrance hallway, WC, lounge, kitchen-diner and conservatory to the ground floor. The first floor

landing provides access to three bedrooms and the family bathroom. At the front of the house is a lawn garden and to the rear a fully enclosed south facing paved garden which is not overlooked.

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

HALL

Accessed via a composite glazed entrance door, karndean flooring, radiator, under stairs storage cupboard.

LOUNGE

15' 6" x 10' 9" (4.73m x 3.30m) With fitted carpet, radiator, uPVC double glazed window.

KITCHEN/DINER

9' 11" x 16' 11" (3.03m x 5.16m) This recently fitted kitchen has a full run of wall and base units in high gloss, granite worktops including splash back tiling, window sills and drainer. The central island/breakfast bar also has granite worktops, storage and an integral wine cooler. Integral appliances includes a 5 ring gas hob, electric oven, stainless steel extractor hood, washing machine, dishwasher, karndean flooring, vertical radiator, uPVC double glazed window, uPVC double glazed sliding doors to the conservatory.

CONSERVATORY

8' 11" x 8' 0" (2.72m x 2.46m) With fitted carpeting, uPVC double glazed windows, uPVC double glazed French doors to garden, electric panelled radiator, under floor heating.

WC

Comprising a sink with vanity storage cupboard, low level WC, part tiled walls, tiled floor, heated towel rail, uPVC double glazed window.

LANDING

With fitted carpeting, uPVC obscure window, storage cupboard, loft access to the partially boarded loft.

BATHROOM

5' 4" x 6' 2" (1.63m x 1.89m) Comprising a low level WC, sink with vanity storage cupboard, bath with shower over, shower screen, fully tiled walls and flooring, heated towel rail, uPVC obscure window.

BEDROOM

13' 8" x 9' 8" (4.17m x 2.95m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

9' 8" x 10' 5" + wardrobes (2.97m x 3.20m + wardrobes) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

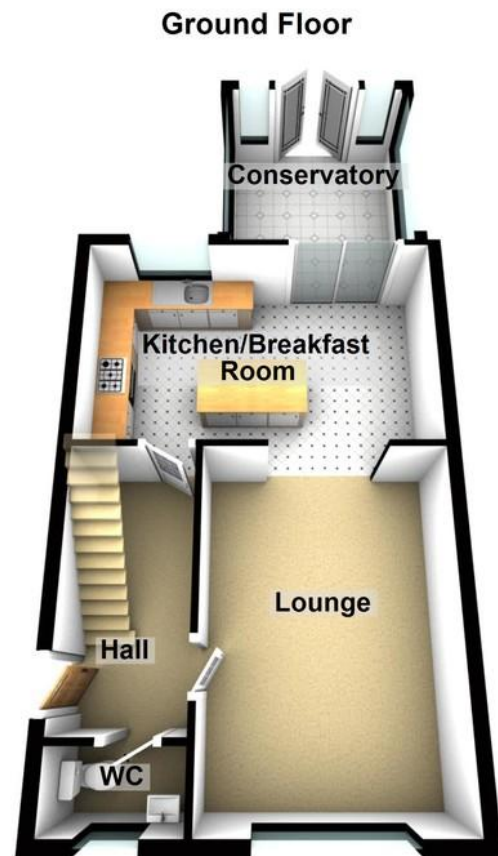
BEDROOM

10' 8" x 6' 11" (3.26m x 2.13m) With fitted carpeting, radiator, uPVC double glazed window, built in storage.

EXTERNAL

With a south facing fully paved low maintenance rear garden and a lawn garden to the front. The driveway leads to a single garage with light, power sockets and recently fitted garage door.





ADDITIONAL INFO

TENURE: Leasehold - 999 year
lease from new - Solicitor to
confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS:
Strictly by appointment with the
agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm