



19 Carr House Road

Springhead, Saddleworth

£159,950

- Semi Detached
- Two Bedrooms
- South Facing Rear Garden
- Driveway & Garage Parking
- Possible to Extend (STPP)
- Close To Well Regarded Schools
- Popular Location
- Energy Rating D



With a south facing rear garden, driveway and garage parking this two bedroom semi detached property is certainly one to consider. The house is located in Springhead close to local shops and within walking distance of well regarded primary schools. The tourist villages of Saddleworth are just up the road and Lees centre with plenty of amenities is again within walking distance. Motorway and rail connections are not far by road.

Internally comprising: entrance hall and further inner hall to the lower ground floor, lounge, fitted kitchen and rear porch. The first floor landing provides access to two bedrooms and a shower room. Warmed with gas fired central heating and double glazed throughout.

Driveway parking to the front leads down to the single garage at the rear. The front garden is laid to lawn with steps down to the front door and the rear garden is fully enclosed, laid to lawn and has a south facing aspect.

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

HALL

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

LOWER GROUND FLOOR HALL

With laminate flooring, radiator, storage cupboard, uPVC double glazed window.

LOUNGE

15' 9" x 10' 1" (4.82m x 3.08m) With laminate flooring, radiator, uPVC double glazed obscure window, radiator, uPVC double glazed French doors to garden.

KITCHEN

10' 10" x 7' 4" (3.32m x 2.25m) With fitted wall and base

units, coordinating worktops, plumbing for washing machine, radiator, electric oven, electric hob, uPVC double glazed dual aspect windows.

REAR PORCH

With two uPVC double glazed windows, uPVC double glazed doors to garden.

LANDING

With fitted carpeting, loft access.

BEDROOM

15' 11" x 8' 8" (4.86m x 2.65m) With fitted carpeting, two radiators, uPVC double glazed dual aspect windows, fitted wardrobes.

BEDROOM

8' 11" x 8' 11" (2.72m x 2.72m) With fitted carpeting, radiator, uPVC double glazed window.

Ground Floor



First Floor



SHOWER ROOM

6' 7" x 5' 6" (2.01m x 1.69m) Comprising low level wc, wash hand basin, shower cubicle, fully tiled walls, heated towel rail, uPVC double glazed window.

EXTERNAL

Driveway parking to the front leads down to the single garage at the rear. The front garden is laid to lawn with steps down to the front door and the rear garden is fully enclosed, laid to lawn and has a south facing aspect.

ADDITIONAL INFO

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

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

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