



The Old School House, 7 Starting Chair, Doctor Lane, Scouthead, Saddleworth, OL4

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£220,000

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Starting Chair is a well regarded hamlet of stone built houses located off Doctor Lane in Scouthead. Close to good road links, open countryside and well regarded schools in Springhead. Motorway, rail and metrolink connections are within 10/15 minutes drive.

PORCH Accessed via a uPVC entrance door, tiled flooring, radiator and uPVC double glazed windows.

HALL With fitted carpet, radiator and doors leading to the kitchen and dining room.

KITCHEN/DINER 15' 3" x 14' 4" (4.668m x 4.371m) A spacious fitted kitchen with Oak units, coordinating worktops, double oven, electric hob, extractor, stainless steel sink unit with drainer, plumbed for washing machine, radiator, exposed beam, Worcester combi boiler, uPVC double glazed dual aspect windows.

DINING/SITTING ROOM 15' 2" x 15' 9" (4.629m x 4.821m) With fitted carpeting, exposed beams, two radiator's staircase leading to the first floor, hardwood window.

W.C. With two piece suite comprising low level w.c., wash hand basin.

LOUNGE 17' 5" x 9' 10" (5.332m x 3.018m) With exposed beams, two radiators, fitted carpeting, uPVC double glazed dual aspect windows.

FIRST FLOOR LANDING With fitted carpeting, radiator, access to the loft.

BEDROOM 12' 3" x 9' 3" + entrance (3.749m x 2.838m) With fitted carpeting, radiator, built in storage cupboards and walk in wardrobe with electric power light, uPVC double glazed window.

BEDROOM 8' 9" x 7' 9" (2.686m x 2.382m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM 8' 9" x 10' 9" (2.689m x 3.298m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows.

SHOWER ROOM 6' 2" x 7' 10" (1.897m x 2.404m) With three piece suite comprising double shower cubicle, low level w.c., wash hand basin, fully tiled walls, radiator, uPVC double glazed obscure window.



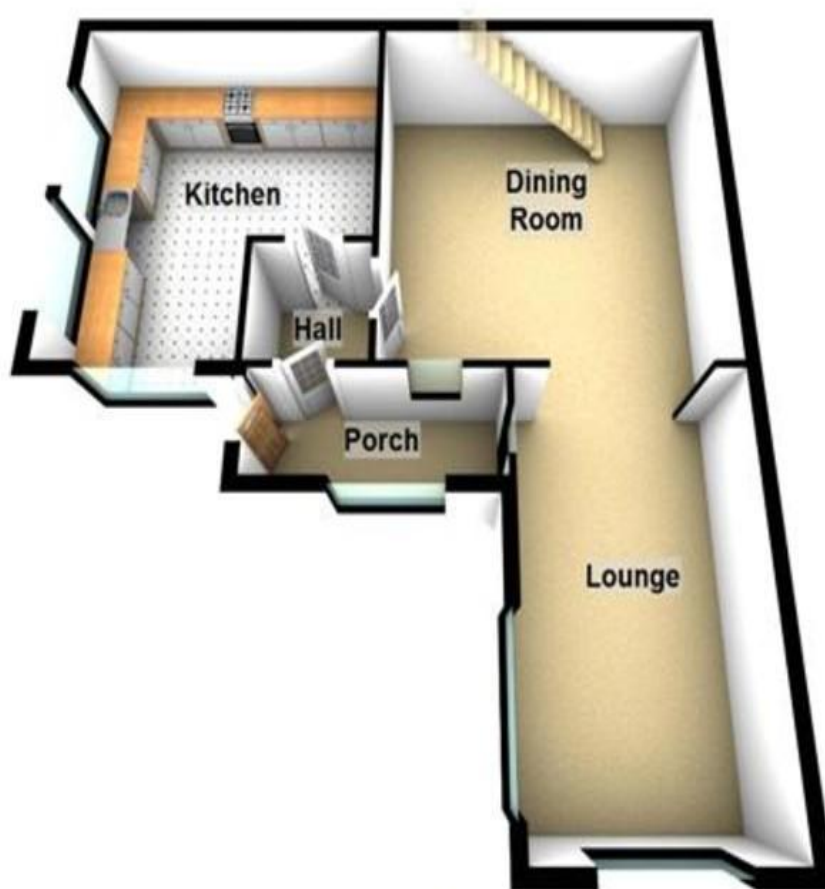
EXTERNALLY There are off road parking facilities and a low maintenance garden with pebble stones and boundary walls.

ADDITIONAL INFORMATION TENURE: Freehold - Solicitor to confirm details.

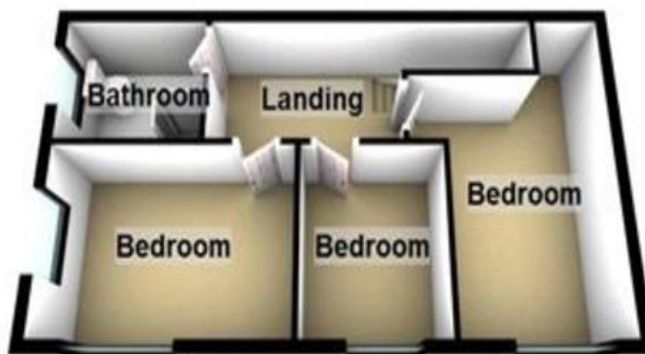
COUNCIL BAND: TBA

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First 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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