



935 Huddersfield Road, Scouthead, Saddleworth, OL4 4AT

This traditional Edwardian, garden fronted, extended, mid terrace property comprises: entrance vestibule, hall, two reception rooms, kitchen, utility and work room to the ground floor. There are master bedroom, two good sized bedrooms and bathroom to the first floor. There are also two attic rooms currently being used as office/storage. Externally there is a garden forecourt and an enclosed patio rear garden. There is a private access road and gravelled parking area.

£205,000

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Located in a popular location with easy access to local schools and countryside is this traditional Edwardian, garden fronted, extended, mid terrace property. The living accommodation comprises: entrance vestibule, hall, two reception rooms, kitchen, utility and work room to the ground floor. There are master bedroom, two good sized bedrooms and bathroom to the first floor. There are also two attic rooms currently being used as a guest bedroom and an office/storage.

Externally there is a garden forecourt and an enclosed patio rear garden. There is a private access road and gravelled parking area.

ENTRANCE VESTIBULE With entrance door, gas meter cupboard, tiled floor.

HALL With coving to the ceiling, picture rail, radiator, electric meter cupboard, staircase leading to the first floor.

RECEPTION ROOM 17' 0" x 12' 1" (5.18m x 3.68m) With feature fireplace with tiled inset and hearth, living flame gas fire, double glazed bay window.

RECEPTION ROOM 16' 5" x 12' 3" (5m x 3.73m) With feature cast iron range, picture rail, ceiling rose, radiator, under stairs storage, doors leading to the kitchen.

KITCHEN 15' 3" x 7' 10" (4.65m x 2.39m) With fitted wall and base units, work tops, under lighting, splash back tiling, sink unit with drainer, stainless steel range style oven, stainless steel extractor, tiled floor, double glazed window, double glazed door.

UTILITY ROOM With combi boiler, plumbed for washing machine and dishwasher, space for tumble dryer, entrance to a outhouse.

WORK ROOM With gas wall heater, plumbed, electric points, window to the side.

FIRST FLOOR LANDING With storage cupboard.

MASTER BEDROOM 9' 6" x 9' 1" (2.9m x 2.77m) With fitted wardrobes to alcoves, laminate floor covering,

picture rail, radiator, double glazed window.

BEDROOM TWO 13' 8" x 8' 8" (4.17m x 2.64m) With radiator, laminate floor covering, storage cupboard, double glazed window.

BEDROOM THREE 13' 9" x 7' 5" (4.19m x 2.26m) With laminate floor covering, radiator, double glazed window.

BATHROOM With three piece suite comprising: panelled bath, vanity unit with wash hand basin, low level w.c., shower over the bath, tiled floor, tiled walls, picture rail, chrome towel rail/radiator, double glazed window.

SECOND FLOOR

ATTIC ROOM Small office/storage with laminate floor covering, radiator.

ATTIC ROOM L shaped attic room with two double glazed Velux windows, laminate floor covering, built in storage cupboards, radiator.

EXTERNALLY There is a garden forecourt with flower and shrub borders, paved steps leading to the property and brick boundaries. To the rear there is an enclosed, low maintenance, paved courtyard. There is a private access road, gravelled parking area and storage outbuildings.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Additional information and viewing

Services: . None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

Uppermill Office

35 High Street

Uppermill

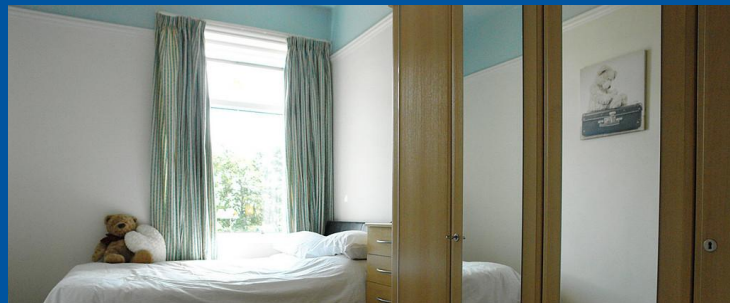
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