

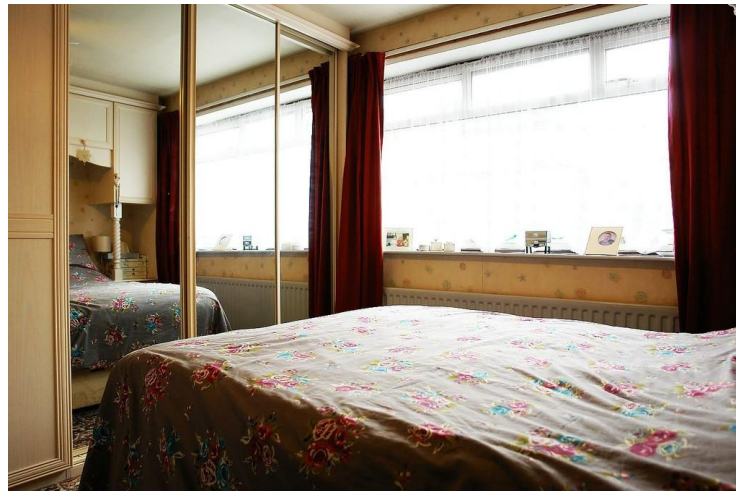


4 Ashfield Crescent

Springhead, Saddleworth

£149,000

- Semi Detached
- Two / Three Bedrooms
- Garage and Driveway
- Gardens Front and Rear
- Excellent Local Primary Schools
- Potential to Add Dorma
- Open Views To The Front
- EPC Rating E



With off road parking by means of a driveway and garage this 2/3 bedroom, semi detached property offers the potential to create a further dormer bedroom and has pleasing open views to the front. Conveniently situated for access to excellent local primary schools and amenities as well as open countryside. The living accommodation comprises: entrance hall, lounge, dining room/third bedroom, family bathroom, master bedroom and fitted kitchen to the ground floor. There is a fitted bedroom and further storage/study room to the first floor. Externally there are gardens to both front and rear. Useful brick built storage shed with light and power. The property benefits from gas central heating and double glazing. NO ONWARD CHAIN.

ENTRANCE HALL

With uPVC double glazed entrance door, fitted carpeting, radiator.

LOUNGE

15' 11" x 10' 0" (4.853m x 3.053m) With fitted carpeting, two radiators, uPVC double glazed bay window.

DINING ROOM/BEDROOM THREE

10' 4" x 8' 3" (3.156m x 2.723m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, shower screen, fully tiled walls, heated towel rail, double glazed obscure window.

BEDROOM ONE

9' 10" x 9' 0" (3.022m x 2.761m) With fitted wardrobes, over head units, bedside cabinets and drawers, fitted carpeting, radiator, double glazed window.

KITCHEN

12' 9" x 8' 5" (3.887m x 2.572m) With fitted wall and base units, work tops, breakfast bar, one and a half bowl stainless steel sink unit with mixer tap and drainer, integral double oven and grill, Neff electric induction hob, extractor, stainless steel integral microwave, spotlights, integral dishwasher, pantry storage with plumbing for washing machine, tiled floor, hardwood double glazed window, hardwood stable door leading to the rear.

FIRST FLOOR LANDING

With fitted carpeting.

BEDROOM TWO

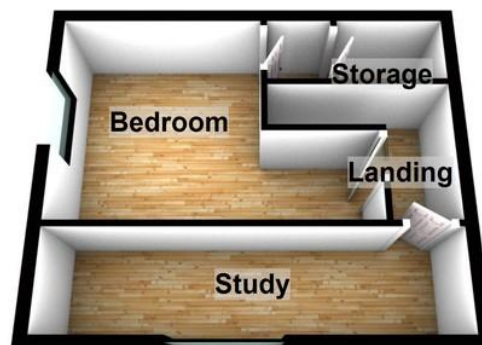
15' 5" x 15' 7" (4.713m x 4.770m) With fitted wardrobes, fitted carpeting, radiator, double glazed window. (storage void access)

STORAGE ROOM

Ground Floor



First Floor



7' 0" x 19' 10" (2.157m x 6.048m) With Velux window, fitted carpeting. (potential to create a dormer bedroom)

DRIVEWAY AND GARAGE

Off road parking is by means of a driveway to the side of the property and a single garage with light, power, side door, up and over door.

EXTERNALLY

There is a garden forecourt with lawn and brick boundaries and to the rear an enclosed, low maintenance, paved garden with a large brick built storage shed with light, power, glazed window and entrance door.

ADDITIONAL INFORMATION

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

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