



2 Higher Turf Lane

Scouthead, Saddleworth

£147,500

- Stone Terrace Property
- Quiet Location
- Two Bedrooms, One Fitted
- Modern Kitchen and Bathroom
- Views over Countryside/Farmland
- Gardens
- Well Presented
- EPC Rating D



This superb stone terrace with rear garden and open views to both the front and rear is situated in a quiet location of Scouthead and has the added benefit of no onward chain. The property has two bedrooms, is very well presented and has ample roadside parking to the front. This ready to move into property comprises briefly of: entrance vestibule, lounge with wood burning stove, modern fitted kitchen, master fitted bedroom with views, second bedroom with views and a modern bathroom suite. Externally there is a small garden forecourt at the front and an enclosed rear garden that overlooks farmland to the rear. Viewings are strongly recommended and can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

With a glazed uPVC entrance door.

LOUNGE

14' 1" x 14' 0" (4.29m x 4.27m) With wood burning stove,

stone hearth and Birch mantle, radiator, uPVC double glazed window.

KITCHEN

10' 4" x 13' 11" (3.15m x 4.24m) With fitted wall and base units in high gloss, granite effect work tops, stainless steel sink unit with drainer, plumbed for washing machine and dryer, cooker, gas hob, stainless steel extractor, Vaillant combi boiler, ceramic tiled floor, uPVC double glazed window, door leading to the garden.

FIRST FLOOR LANDING

With fitted carpeting, storage cupboard.

MASTER BEDROOM

11' 2" x 13' 8" (3.4m x 4.17m) With fitted Hammonds wardrobes, fitted carpeting, radiator, uPVC double glazed window with views.

BEDROOM TWO

7' 2" x 9' 0" (2.18m x 2.74m) With radiator, fitted carpeting, uPVC double glazed window with views.

BATHROOM

With a modern three piece suite comprising panelled bath with mixer attachment and mains fed shower over, vanity unit with wash hand basin, low level w.c., heated towel rail, fully tiled walls, tiled floor, uPVC double glazed obscure window.

EXTERNALLY

There is a small garden forecourt with seating area and views to the front. To the rear there is an enclosed garden with lawn and views over looking farmland. Ample street parking is available to the front.

ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

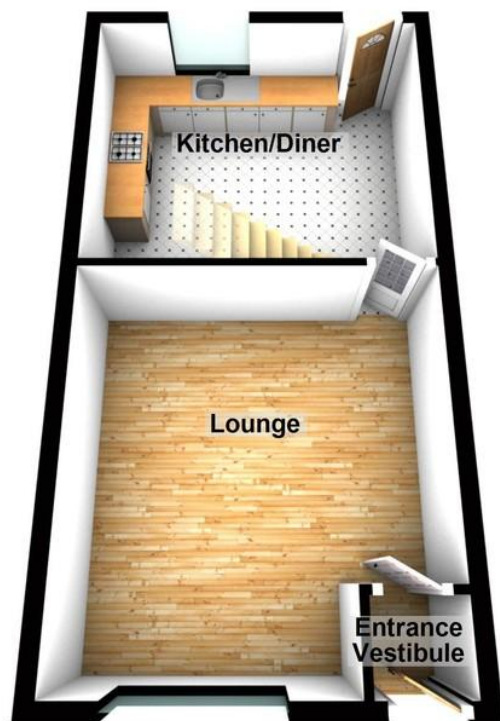
COUNCIL BAND: B

PLANNING: Consent has been granted to develop the Scouthead filling station site which is partially overlooked from the property which will consist of 11 residential dwellings.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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Out of hours telephone service
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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 and 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