



1259 Huddersfield Road

Scouthead, Saddleworth

£193,000

- Stone Built End Cottage
- Open Views over Countryside
- Front & Rear Porch's
- Master Bedroom with Ensuite
- Gardens Front and Rear
- Exposed Beams & Mullion Windows
- GCH & uPVC Double Glazing
- EPC Rating E



Situated in a semi rural location with far reaching views to the front is this two double bedroom, stone built end cottage. The living accommodation blends traditional character features with modern décor and comprises briefly of; entrance porch, lounge with exposed beams, fitted kitchen, rear porch and a bathroom to the ground floor. There is master bedroom with ensuite shower room and a second double bedroom to the first floor. Externally there is a small paved garden forecourt and an enclosed low maintenance garden to the rear. Warmed with gas fired central heating and fully double glazed. Viewings can be arranged 7 days a week on 01457 810076.

#### ENTRANCE PORCH

Stone built entrance porch with uPVC double glazed windows.

#### LOUNGE

21' 1" x 15' 10" (6.439m x 4.846m) With living flame gas fire, tiled and stone built fireplace, exposed beams, fitted carpeting, radiator, uPVC double glazed mullion windows.

#### KITCHEN

8' 3" x 11' 11" (2.520m x 3.640m) With fitted wall and base units in Oak, sandstone work tops, one and a half bowl stainless steel sink unit with drainer, double oven, gas hob, stainless steel

extractor, integral fridge freezer, radiator, uPVC double glazed window, two Velux windows.

#### REAR PORCH

With uPVC double glazed windows, uPVC double glazed door leading to the garden.

#### BATHROOM

8' 1" x 4' 10" (2.472m x 1.485m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, fully tiled walls, tiled floor, radiator, uPVC double glazed obscure window.

#### FIRST FLOOR LANDING

Providing access to both bedrooms.

### BEDROOM ONE

11' 6" x 14' 1" (3.527m x 4.312m) With exposed beams, fitted carpeting, radiator, uPVC double glazed mullion windows.

### ENSUITE SHOWER ROOM

With two piece suite comprising wash hand basin, low level w.c., shower cubicle, heated towel rail, tiled walls, tiled floor, uPVC double glazed window.

### BEDROOM TWO

9' 1" x 10' 4" (2.771m x 3.157m) With fitted carpeting, radiator, uPVC double glazed window.

### EXTERNALLY

To the front is a garden forecourt providing distance and privacy from the road. At the rear is a pleasing garden with a mix of patio and lawn including two timber storage sheds enclosed with boundary fencing.

### ADDITIONAL INFORMATION

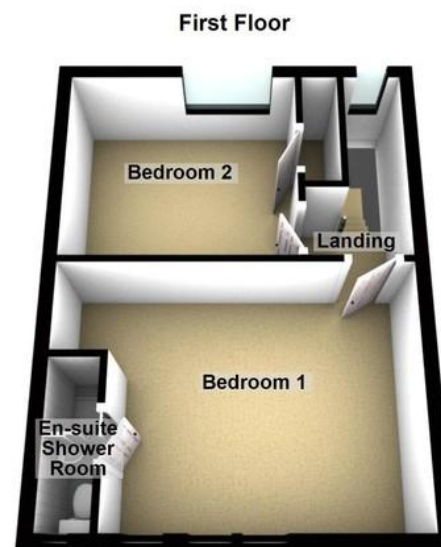
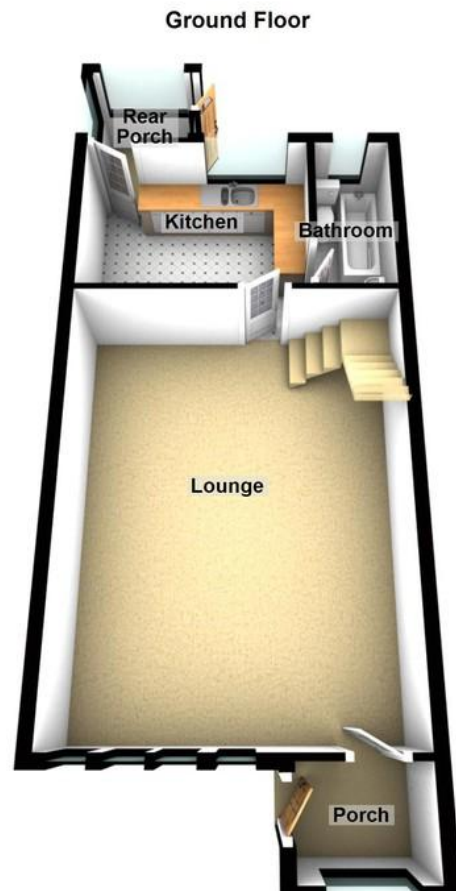
TENURE: Leasehold - Solicitors to confirm.

COUNCIL BAND: C

SECURITY: The property is fitted with a four camera CCTV system.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





## Uppermill Office

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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

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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 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