



5 Lower Wrigley Green

Diggle, Saddleworth

£300,000

- Stone Semi Detached Property
- Versatile Accommodation
- Six Bedrooms
- Two Reception Rooms
- Two Car Driveway & Garage
- Pleasant Outlook to Rear
- Conservatory & Utility Room
- EPC Rating D



This stone built semi detached family house offers sizable accommodation with pleasing open south east facing views over Saddleworth and Peak District countryside to the rear. Set back from Huddersfield Road providing privacy and distance in a cul de sac position within walking distance to both Diggle amenities and Uppermill High Street. The property offers versatile accommodation for the larger family comprising briefly of: entrance hallway, cloaks/w.c., lounge, dining room, conservatory, kitchen and utility room to the ground floor. There is a master bedroom with ensuite shower room, three further bedrooms and family bathroom are to the first floor. Two additional bedrooms with eaves storage are to

the second floor. Off road parking is by means of a two car block paved driveway and integral garage for a small car. There is a low maintenance tiered garden to the rear enclosed by boundary fencing with a far reaching countryside views.

ENTRANCE HALLWAY

With composite entrance door, uPVC double glazed window, tiled floor, radiator, staircase leading to the first floor.

W.C.

With two piece suite comprising low level w.c., wash hand basin, tiled floor, radiator, extractor fan.

LOUNGE

11' 0" x 14' 4" (3.35m x 4.37m) Partially open plan to the dining room with laminate floor covering, radiator, uPVC

double glazed window, patio doors leading to the conservatory.

DINING ROOM

11' 1" x 7' 9" (3.38m x 2.36m) With laminate floor covering, radiator, uPVC double glazed window, partially open plan to the lounge.

CONSERVATORY

With uPVC double glazed windows, tiled floor, patio doors leading to the garden.

KITCHEN

13' 1" x 7' 9" max (3.99m x 2.36m) With fitted wall and base units, coordinating work tops, one and a half bowl stainless steel sink unit with drainer, plumbed for dishwasher, double electric oven with grill, four ring gas hob, extractor hood, tiled floor, uPVC double glazed window.

UTILITY ROOM

With fitted wall and base units, work tops, stainless steel sink unit with drainer, plumbed for washing machine and condenser dryer, radiator, tiled floor, access to garage.

FIRST FLOOR LANDING

With airing cupboard, fitted carpeting, radiator, staircase leading to the second floor.

MASTER BEDROOM

11' 2" x 14' 4" (3.4m x 4.37m) With fitted carpeting, radiator, two uPVC double glazed windows.

ENSUITE SHOWER ROOM

With three piece suite comprising double tiled shower cubicle, wash hand basin, low level w.c., part tiled walls, extractor fan.

BEDROOM TWO

11' 2" x 7' 9" (3.4m x 2.36m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM THREE

8' 0" x 8' 0" (2.44m x 2.44m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM FOUR

7' 7" x 7' 10" (2.31m x 2.39m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With three piece suite comprising P shaped bath, wash hand basin, low level w.c., radiator, part tiled walls, double glazed obscure window.

SECOND FLOOR LANDING

With fitted carpeting.

BEDROOM FIVE

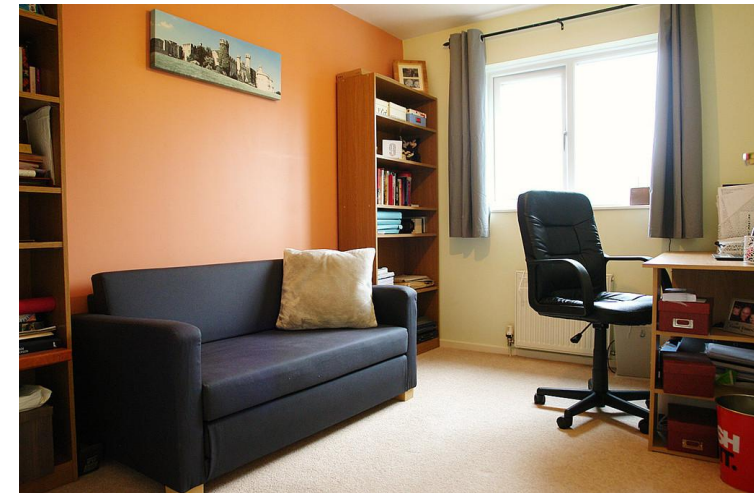
15' 0" x 10' 8" (4.57m x 3.25m) With fitted carpeting, eaves storage, radiator, skylight with black out blind.

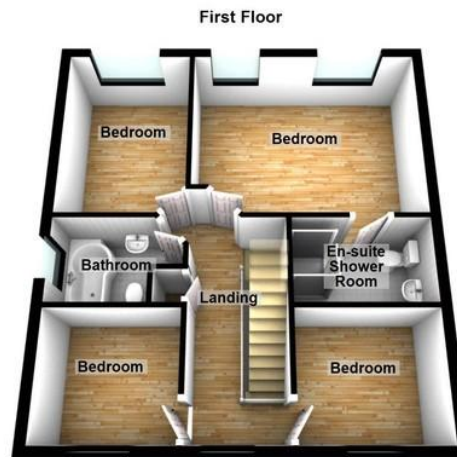
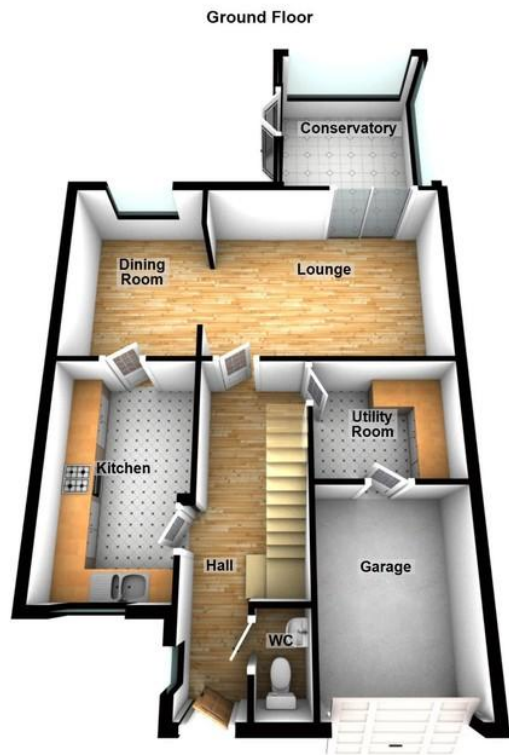
BEDROOM SIX

15' 0" x 8' 0" (4.57m x 2.44m) With fitted carpeting, eaves storage, radiator, skylight with black out blind.

EXTERNALLY

Off road parking is by means of a two car driveway. There is an integral garage with up and over door which provides storage but could house a small car. There is a tiered rear garden with flower beds, paved and pebble stone patio areas enclosed with boundary fencing and offering superb south east facing views.





ADDITIONAL INFORMATION

TENURE: Leasehold £100 per annum -
Solicitor to confirm details.

COUNCIL BAND: E

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 and 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