



6 Helsby Close
Springhead, Saddleworth

£169,950

- Cul De Sac Location
- Semi Detached
- Three Good Size Bedrooms
- Conservatory & En-suite
- Driveway & Garage Parking
- Enclosed Rear Garden
- No Chain & Vacant Possession
- Energy Rating D



Situated on a quiet cul de sac in a popular residential location close to well regarded schools is this three bedroom semi detached family home. Off road parking facilities are by means of a three car driveway and attached single garage. Garden areas are both front and rear with the rear being private and split between a paved patio area and raised decking. Internally comprising briefly of: hallway, lounge, dining area, kitchen and conservatory to the ground floor. The first floor landing provides access to all three bedrooms (with fitted wardrobes), the family bathroom and en-suite shower room from the master bedroom. The house is warmed with gas fired central heating (combi boiler) and has timber framed

double glazed windows. Contact us 7 days a week on 01457 810076 to arrange a viewing.

HALL

Accessed via a timber glazed entrance door, timber framed double glazed window, fitted carpet, radiator, stairs rising to the first floor.

LOUNGE

15' 2" x 11' 7" (4.62m x 3.53m) With fitted carpet, radiator, hardwood double glazed windows, wall mounted electric fire, storage cupboard, double doors to dining area.

DINING AREA

8' 9" x 7' 7" (2.67m x 2.31m) With tiled flooring, radiator, double doors to conservatory, partially open to the kitchen.

KITCHEN

8' 9" x 6' 8" (2.67m x 2.03m) With fitted wall and base units, coordinating tops, stainless steel sink and drainer, plumbed for dishwasher, electric oven, gas hob, stainless steel extractor hood, hardwood double glazed window, space for integral fridge, tiled floor.

CONSERVATORY

11' 7" x 8' 1" (3.53m x 2.46m) With uPVC double

glazed windows, uPVC double glazed french doors to garden, tiled flooring.

LANDING

With fitted carpet, radiator.

BEDROOM ONE

12' 3" x 11' 7" (3.73m x 3.53m) With fitted carpet, radiator, hardwood double glazed windows, storage cupboard, fitted wardrobes, drawers and side tables.

ENSUITE

Comprising low level WC, wash hand basin, shower cubicle, radiator, part tiled walls, hardwood double glazed obscure window.

BEDROOM TWO

15' 3" x 8' 1" (4.65m x 2.46m) With fitted carpet, radiator, hardwood double glazed window, fitted wardrobes.

BEDROOM THREE

11' 7" x 8' 6" (3.53m x 2.59m) With fitted carpet, radiator, hardwood double glazed window, fitted wardrobes.

BATHROOM

5' 1" x 6' 10" (1.55m x 2.08m) Comprising low level WC, wash hand basin, bath with mixer shower attachment, part tiled walls, hardwood double glazed obscure window, radiator, tiled floor.

EXTERNAL

Driveway parking for three cars leads to an attached garage with up and over door, light, power, plumbing for washing machine, wall mounted combi boiler, hardwood double glazed window and door leading to the rear. A small lawn garden is to the front. To the rear is a paved patio and rockery with shrubs rising to a decked patio enclosed with boundary fencing.

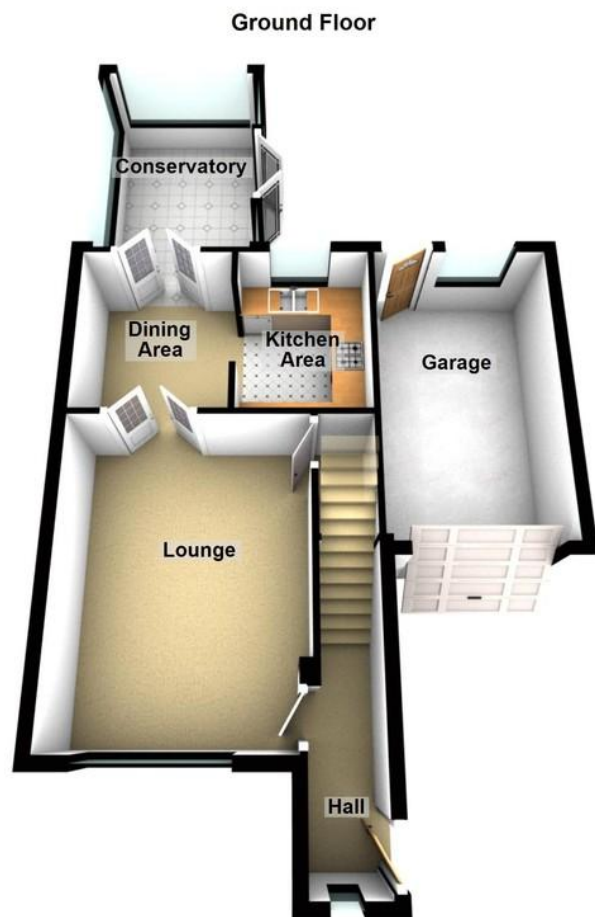
ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.