



Ivy Green Drive

Springhead, Saddleworth

£169,950

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Driveway & Garage
- Front & Rear Gardens
- Gas Central Heating & Double Glazed
- Energy Rating C



This three bedroom semi detached house is positioned within walking distance of Lees Village with plenty of amenities and not far from some well regarded primary schools in Springhead. The house benefits from two reception rooms and a conservatory with off road parking by means of a long driveway and single garage. The property has a lawn garden to the front and a fully enclosed low maintenance garden to the rear.

Comprising briefly: entrance porch,

lounge, dining room, conservatory and kitchen to the ground floor. The first floor landing provides access to three bedrooms and the family bathroom. Heated with gas fired central heated and double glazed throughout.

Contact Kirkham Property 7 days a week to arrange your viewing.

PORCH

Accessed via a timber glazed door, timber double glazed window and further door to lounge.

LOUNGE

12' 11" x 14' 11" (3.96m x 4.56m) With radiator, fitted carpet, large timber framed double glazed window, open plan to dining room.

DINING ROOM

10' 2" x 7' 10" (3.10m x 2.39m) With a radiator, fitted carpet, double glazed sliding doors to conservatory.

KITCHEN

10' 2" x 6' 6" (3.10m x 2.00m) Fitted with a range of wall and base units, coordinating worktops, 1 1/4 sink and drainer, pantry storage including plumbing for washing machine, wall mounted

Worcester-Bosch boiler, radiator, timber framed double glazed window, timber framed door to side.

CONSERVATORY

9' 6" x 7' 1" (2.91m x 2.18m) With radiator, tiled flooring, timber framed double glazed windows and double doors to garden.

LANDING

With fitted carpet, loft access, timber double glazed side window and a storage cupboard.

BEDROOM

12' 3" x 8' 2" (3.74m x 2.49m) With fitted carpeting, radiator, fitted wardrobes and a timber

double glazed window.

BEDROOM

10' 11" x 8' 7" (3.35m x 2.62m) With fitted carpeting, radiator, timber double glazed window.

BEDROOM

9' 3" x 6' 5" (2.83m x 1.97m) With fitted carpeting, radiator, timber double glazed window.

BATHROOM

5' 8" x 5' 11" (1.75m x 1.81m) Comprising: low level wc, hand wash basin, bath with shower over, radiator, fully tiled walls, timber double glazed window.

EXTERNAL

At the front is a good size lawn garden with laurel privacy hedge. The long driveway leads to a single garage with up and over door, light and power. The low maintenance enclosed rear garden is fully paved and private.

ADDITIONAL INFORMATION

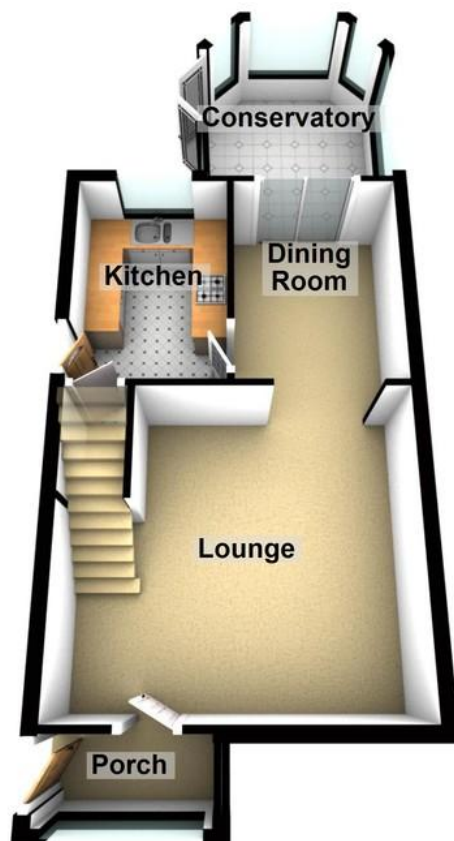
TENURE: Leasehold £35 per annum - Solicitor to confirm details.

COUNCIL BAND: C

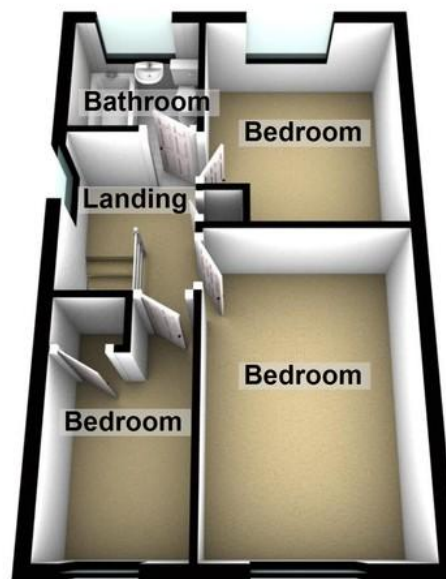
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 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 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.