



Lower Turf Lane

Scouthead, Saddleworth

£425,000

- Large Detached House
- Separate Annex
- Four Double Bedrooms
- Three Reception Rooms
- Substantial Gardens
- No Chain
- Close To Excellent Schools
- Energy Ratings C



This spacious detached family home is located in Scouthead with stunning views of the surrounding Saddleworth hills. Situated on a very generous plot with a large driveway for easy access leading to a double garage with remote up and over doors. The large gardens front and rear are well maintained and to the rear in particular provide a private space with sunny aspect. The house and annex also have balconies to the

front which take in the surrounding landscape.

Internally this property offers four large bedrooms, several reception rooms, including a front to rear lounge and utility spaces. This accommodating property also offers a separate annex to the side of the home which is equipped with its own fitted kitchen, utility, double bedroom with en-suite, lounge and a

balcony. The property and annex are on one title deed although has separate access linked by the double garage and could be rented separately.

This freehold property is being sold with no onward chain and viewings can be arranged 7 days a week through Kirkham Property Uppermill.

VESTIBULE

LOUNGE

28' 8" x 18' 4" (8.75m x 5.61m max)

DINING ROOM

18' 2" x 9' 10" (5.56m x 3.00m)

KITCHEN

13' 9" x 15' 8" (4.21m x 4.78m)

UTILITY AND WC

10' 7" x 11' 1" (3.25m x 3.39m)

LANDING AND BALCONY

BEDROOM

17' 8" x 12' 11" (5.39m x 3.95m)

BEDROOM

14' 4" x 9' 11" (4.38m x 3.03m)

BEDROOM

10' 4" x 13' 6" (3.17m x 4.12m)

BATHROOM

13' 11" x 9' 10" (4.25m x 3.00m)

WC

ANNEX

ENTRANCE/UTILITY

4' 8" x 9' 10" (1.44m x 3.00m)

WC

KITCHEN

6' 7" x 13' 1" (2.03m x 4.00m)

LOUNGE

9' 0" x 19' 9" (2.75m x 6.03m)

BALCONY

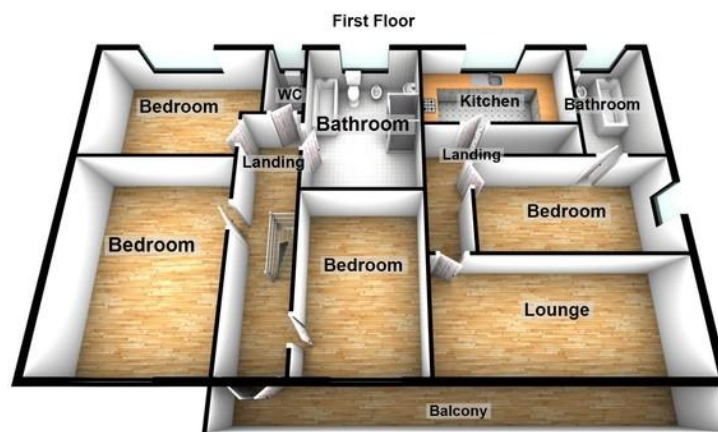
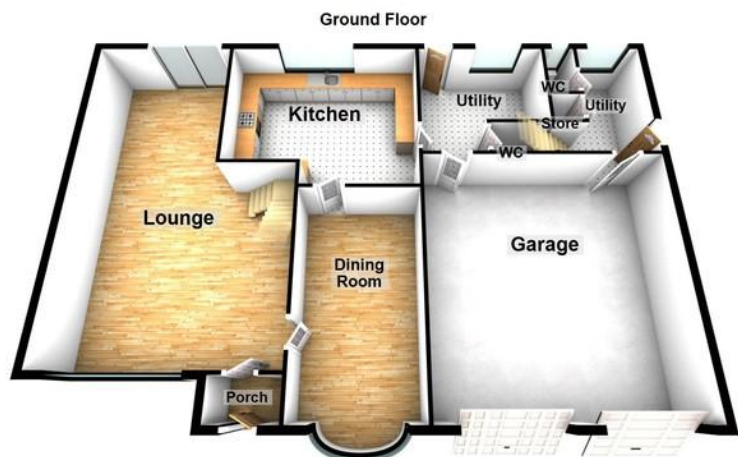
BEDROOM

8' 11" x 16' 6" (2.73m x 5.03m)

BATHROOM

9' 11" x 6' 3" (3.03m x 1.91m)





ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BANDS: F House - B Annex

HEATING; Gas fired central heating.

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

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 – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm