



2 Wainwright Close

Springhead, Saddleworth

£235,000

- Semi Detached
- Three Bedrooms
- Well Maintained Gardens
- Driveway & Garage Parking
- Downstairs WC
- Close to Local Schools
- Cul De Sac Location
- Energy Rating C



This three bedroom semi-detached property is situated in a quiet cul de sac position with a two car driveway and single detached garage providing plenty of parking. The well kept gardens are to mainly to the side and rear which are laid to lawn with a raised decked patio area with access straight from the dining room. Internally the house comprises: Hall, lounge, dining room, fitted kitchen and WC to the ground floor. The first floor landing provides access to three bedrooms and the family bathroom. The house is warmed with gas fired central heating and glazed throughout with uPVC double

glazing.

With local nurseries and primary schools within easy walking distance of the property and country walks not much further afield this family home is one to come and see in person. Contact Kirkham property 7 days a week to arrange your viewing.

HALL

With uPVC double glazed entrance door, tiled flooring, radiator, stairs leading to the landing.

WC

Comprising a low level wc, sink, plumbing for washing machine, tiled flooring and extractor fan.

LOUNGE

14' 0" x 12' 3" (4.28m x 3.75m) With laminate flooring, radiator, uPVC double glazed window.

DINING ROOM

8' 10" x 8' 3" (2.70m x 2.52m) With laminate flooring, uPVC double glazed French doors, radiator.

KITCHEN

8' 8" x 9' 8" (2.65m x 2.97m) With fitted wall and base units, coordinating worktops, one and quarter stainless steel sink and drainer, plumbing for dishwasher, electric oven, gas hob, stainless steel extractor hood, uPVC double glazed window.

LANDING

With fitted carpeting, uPVC double glazed window, loft access.

BEDROOM

13' 1" x 11' 11" (4.00m x 3.65m) With

fitted carpeting, radiator, uPVC double glazed windows, fitted wardrobes and drawers.

BEDROOM

8' 6" x 7' 3" (2.61m x 2.23m) With fitted carpeting radiator, uPVC double glazed windows.

BEDROOM

9' 9" x 11' 11" (2.98m x 3.65m) With fitted carpeting radiator, uPVC double glazed windows.

BATHROOM

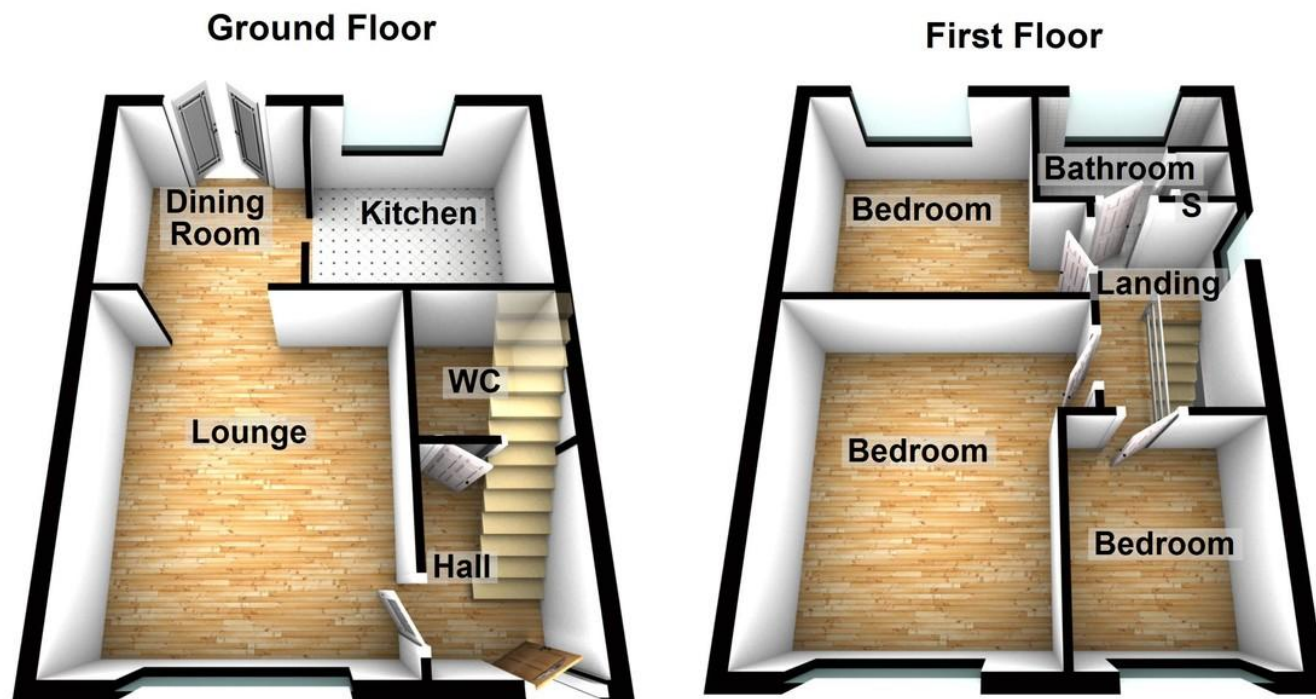
5' 8" x 8' 2" (1.73m x 2.51m) Comprising a

low level wc, sink, bath with mixer shower attachment, heated towel rail, uPVC double glazed obscure window, fully tiled walls and flooring.

EXTERNAL

The tiered front garden is packed full of plants and shrubs creating a lovely outlook from the ground floor of the house. To the rear and side is a good size lawn garden with a raised patio area. The two car driveway leads to the single garage with an up and over door, light and power supply.





ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor
to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS:
Strictly by appointment with
the agents.

Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm
Saturday and Sunday. 10am – 3 pm
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Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm