



Knowsley Avenue

Springhead, Saddleworth

£125,000

- End Town House
- Two Double Bedrooms
- Corner Plot (Gardens To 3 Sides)
- Two Reception Rooms
- Potential To Create Off Road Parking
- Gas CH & uPVC Double Glazing
- No Onward Chain
- Energy Rating D (Potential B)



This end town house is positioned on a corner plot with gardens to three sides and has two reception rooms and two double bedrooms. The property does require some general modernisation and is being sold with a Freehold title and no onward related chain. Situated in a good location close to well regarded schools, close to public transport links, other Saddleworth villages and Lees.

Internally comprising of: entrance hallway, lounge, dining room and kitchen on the ground floor. Off the first floor landing are two double bedrooms along with wc and shower room. The house is warmed with gas fired central heating and has

uPVC double glazed windows throughout.

This corner plot has two storage outhouses to the side along with lawns to the front and rear. Off road parking could be created albeit ample on road parking is next to the house.

Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

HALL

Accessed via a uPVC door and containing fitted carpeting, radiator, stairs to the first floor, uPVC double glazed window.

LOUNGE

13' 10" x 10' 11" (4.23m x 3.34m) With fitted carpeting, radiator, uPVC double glazed window, wall mounted gas fire.

DINING ROOM

8' 9" x 8' 5" (2.69m x 2.57m) With fitted carpeting, radiator, uPVC double glazed window.

KITCHEN

11' 0" x 8' 0" (3.37m x 2.46m) Fitted with a range of wall and base units and coordinating work tops, stainless steel sink and drainer, plumbing for washing machine, uPVC double glazed window, uPVC glazed door leading to the garden, pantry storage cupboard housing the combi boiler, tiled flooring.

LANDING

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

BEDROOM

10' 10" x 13' 10" (3.31m x 4.24m Max) With fitted carpeting, radiator, uPVC double glazed window, built in storage cupboard, original fireplace.

BEDROOM

10' 11" x 11' 0" (3.35m x 3.37m) With fitted carpeting, radiator, uPVC double glazed window.

WC

Comprising low level wc, uPVC double glazed obscure window, vinyl flooring.

SHOWER ROOM

Comprising shower cubicle, hand wash basin, radiator, fully tiled walls, non slip vinyl flooring, storage cupboards, uPVC double glazed obscure window.

EXTERNAL

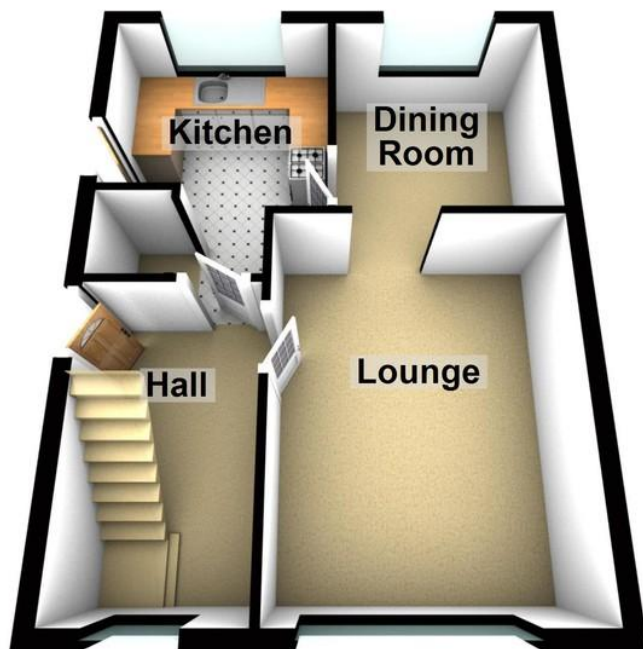
There are lawn and shrub areas to both the front and rear of this corner plot and is enclosed by boundary conifers and fencing. There are two useful outhouses for storage situated to the side of the property. The gardens offer the potential to convert and add a driveway if required although there is plenty of on road parking close to the property.



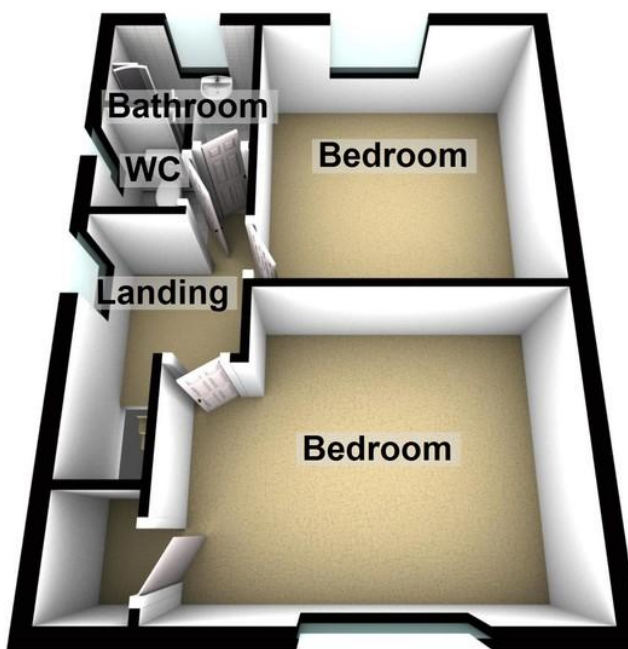
EXTENDED TELEPHONE HOURS

Monday - Thursday	8.30am - 8pm
Friday	8.30am - 5pm
Saturday & Sunday	10am - 3pm

Ground Floor



First Floor



ADDITIONAL INFO

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: A

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

Sunday, 10am – 3pm

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.