



Brown Hill Drive

Austerlands, Saddleworth

£120,000

- Semi Detached Property
- Three Bedrooms
- Two Reception Rooms
- Situated On An Elevated Plot
- Pleasing Views To The Front
- General Modernisation Required
- Gardens Front & Rear
- Energy Rating D (Potential B)



An elevated three bedroom semi detached property with two reception rooms, gardens front and rear being sold with no onward chain. Offering open aspect views across the Saddleworth landscape from the front, the property requires general modernisation throughout giving prospective buyers the chance to really put their own stamp on the property.

Internally comprising of: Porch, entrance hallway, lounge, dining room and kitchen to the ground floor. Off the landing on the first floor are three bedrooms (two front facing) and a family bathroom. Loft access is available on the landing. The windows are uPVC double glazed and the property is warmed with gas fired central heating.

Externally the property is accessed up a small number of steps. At the top of the steps is a low maintenance paved patio garden. To the rear is a fully enclosed garden with lawn.

To view this property call Kirkham Property 7 days a week on 01457 810076.

PORCH

Accessed via a uPVC double glazed entrance door and with uPVC double glazed side windows, timber door leading to the hallway.

HALL

With fitted carpeting, radiator, stairs to landing.

LOUNGE

14' 9" x 12' 5" (4.50m x 3.79m) With laminate floor, radiator, uPVC double glazed window, living flame gas fire.

DINING ROOM

11' 0" x 8' 8" (3.37m x 2.65m) With fitted carpeting, radiator, uPVC double glazed window.

KITCHEN

8' 9" x 8' 8" (2.68m x 2.65m) Fitted with a range of wall and base units and coordinating worktops, double oven, gas hob, 1 1/4 stainless steel sink and drainer, splash back tiling, uPVC double glazed window, uPVC double glazed door to the garden.

LANDING

With fitted carpeting, loft access.

BEDROOM

9' 3" x 8' 6" (2.82m x 2.61m) With radiator, uPVC double glazed window to the rear overlooking the garden.

BEDROOM

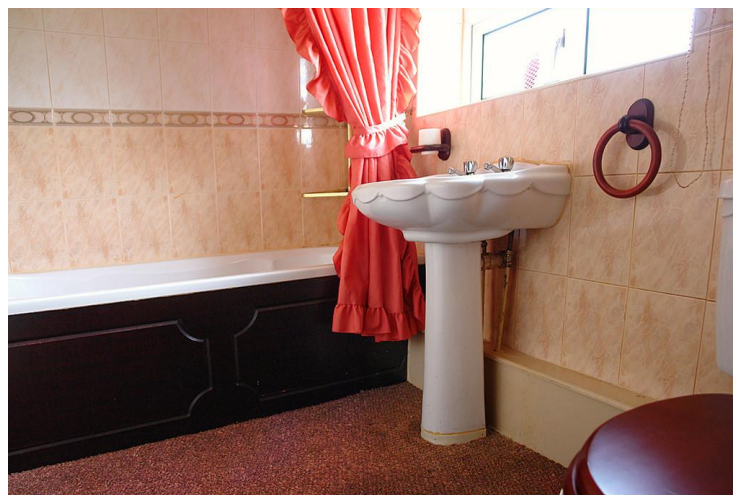
12' 7" x 10' 6" (3.86m x 3.21m) With radiator, uPVC double glazed window offering pleasing views to the front.

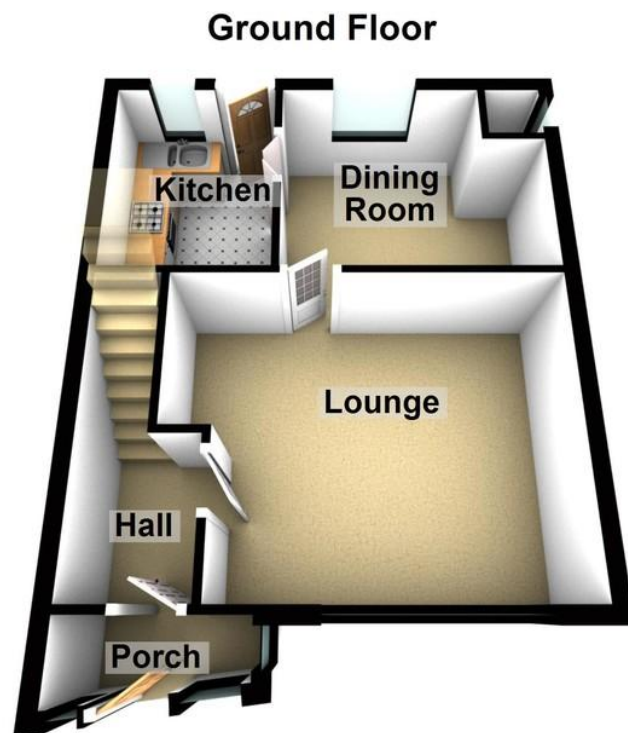
BEDROOM

9' 3" x 7' 5" (2.82m x 2.27m) With radiator, uPVC double glazed window with open aspect views to the front.

BATHROOM

8' 7" x 5' 5" (2.62m x 1.66m) Comprising low level wc, hand wash basin, bath with mixer shower attachment, heated towel rail, fully tiled walls, uPVC double glazed obscure window.





EXTERNAL

The elevated property is accessed via a small number of steps to the front. There is a low maintenance paved patio garden to the front of the property. To the rear is a good plot size offering a low maintenance lawn area as well as being fully enclosed by boundary fencing.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

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.