



Belmont Avenue

Springhead, Saddleworth

£240,000

- Semi Detached Bungalow
- Three Double Fitted Bedrooms
- Very High Standard Of Finish Throughout
- Fully Landscaped Gardens
- South Facing Rear Garden
- Useful Utility Basement & Storage
- Ample Driveway Parking
- Energy Rating E



Having undergone a full programme of renovation works this absolutely stunning semi detached bungalow has three double bedrooms (all with fitted wardrobes), main bathroom and en-suite along with a fully landscaped South facing rear garden and ample driveway parking. Viewings are a complete must to really appreciate this superb example of a modern turn key home.

Internally this ultra modern property comprises: Entrance hallway, lounge including wood burning stove, dining area with French doors out to the garden, minimalist modern kitchen, three double bedrooms (one with en-suite) and a family bathroom. Stairs from the hall lead down to a basement area with space for white goods and further storage. The house is warmed with gas fired central heating (BAXI Combi) and is

fully double glazed with both uPVC and velux windows.

Externally there is ample driveway parking to the front of the property along with the astroturf lawn which provides distance from the pavement. To the rear is a fully landscaped South facing garden which catches the sun from morning until night and is enclosed with boundary fencing.

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Property 7 days a week on 01457
810076.

HALL

Accessed via a composite glazed entrance door and with fitted carpeting and radiator.

LOUNGE

20' 7" x 10' 7" (6.29m x 3.25m) With feature cast iron wood burning stove, large Velux window, uPVC double glazed picture window, vertical radiator, fitted carpeting.

DINING AREA

8' 0" x 9' 0" (2.46m x 2.75m) The dining area links the lounge and kitchen providing open plan living. With uPVC double glazed window, uPVC double glazed French doors to the garden, vertical radiator, Karndean flooring.

KITCHEN

14' 8" x 8' 4" (4.48m x 2.56m) Fitted with a range of wall and base units in high gloss and Corian worktops including sink and drainer with mixer tap, double oven, five ring gas hob, stainless steel extractor hood, integral microwave and integral Fridge/Freezer, vertical radiator, large Velux roof window and Karndean flooring.

BEDROOM

21' 4" x 8' 2" (6.51m x 2.50m) With fitted carpeting, radiator, uPVC double glazed window, high gloss fitted wardrobes and drawers, matching bedside tables.

ENSUITE

Comprising low level wc, hand wash basin with vanity storage, shower cubicle, heated towel rail, fully tiled walls and floor, uPVC double glazed obscured window.

BEDROOM

14' 6" x 10' 4" (4.44m x 3.17m) With fitted wardrobes and matching bedside tables, fitted carpeting, radiator, uPVC double glazed window.





BEDROOM

9' 4" x 8' 8" (2.87m x 2.66m) With fitted wardrobes, fitted carpeting, radiator, and uPVC double glazed window.

BATHROOM

6' 8" x 5' 4" (2.04m x 1.64m) Comprising low level wc, hand wash basin with vanity storage, panelled bath with shower over, fully tiled walls and floor, uPVC double glazed obscure window, and heated towel rail.

BASEMENT

18' 5" x 8' 6" (5.63m x 2.60m) Useful storage space with plumbing for washing machine and tumble dryer, wall mounted BAXI boiler and ample room for shoes, coats, etc. There is also access to further storage areas.

EXTERNAL

There is a paved driveway to front of the property capable of housing two/three vehicles along with low maintenance Astroturf garden with fencing borders.

To the rear is a South facing garden comprising of composite decked patio with steps down to Indian stone paved patio area. Further steps lead down to a second decking area including storage shed and Astroturf garden. Water supply is also available along with outdoor storage below the composite decking.



ADDITIONAL INFORMATION

TENURE: Leasehold, approx. £16 p.a. -
Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly
by appointment with the agents.

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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.

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