



Den Lane

Springhead, Saddleworth

£205,000

- Semi Detached Property
- Four Bedrooms
- Modern Finish Throughout
- Double Driveway & Garage
- Convenient Location
- Fully Enclosed Outdoor Space
- Far Reaching Views
- Energy Rating C



A semi detached family home presented to a good modern standard with double driveway and garage along with an enclosed low maintenance garden area which has pleasing views. The house is being sold with no onward chain and with a brand new roof and comprises lounge and fitted kitchen/diner to the ground floor. Off the split level landing is a bedroom leading on to three further bedrooms along with a family bathroom. Warmed with gas fired central heating (Worcester-Bosch boiler) and double glazed with uPVC windows throughout.

A large low maintenance private decked garden offers far reaching views over the surrounding landscape. A block paved double driveway provides two parking spaces one of which leads to a single integral garage with up and over door, light and power.

A range of popular primary schools are located close by and plenty of amenities can be found both down the road and in Lees village. Oldham, Ashton and Manchester are all commutable by road along with other Saddleworth villages.

To view this property call us on 01457 810076 seven days a week.

KITCHEN/DINER

20' 0" x 8' 11" (6.1m x 2.72m) Accessed via a secure entrance door and fitted with a range of modern wall and base units and coordinating granite worktops, Belfast sink, double oven, stainless steel extractor hood, wine cooler, integral fridge/freezer, integral dishwasher, plumbing for washing machine, space for dining table and chairs, radiator, laminate flooring, uPVC double glazed French doors leading to the decked patio, door leading to the lounge.

LOUNGE

20' 8" x 10' 10" (6.3m x 3.3m) With fitted carpeting, radiator, under stairs storage, large uPVC double glazed window offering far reaching views over the local landscape, stairs to the split level landing.

LANDING

With fitted carpeting.

BEDROOM

11' 1" x 10' 4" (3.38m x 3.15m) With laminate flooring, radiator, uPVC double glazed window, under stairs storage.

LANDING

With fitted carpeting.

BEDROOM

12' 4" x 9' 10" (3.76m x 3m) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed window offering extensive views.

BATHROOM

8' 10" x 5' 10" (2.69m x 1.78m) Comprising low level wc, hand wash basin, bath with shower over and screen, heated towel rail, uPVC double glazed obscure window, fully tiled walls, vinyl flooring.

LANDING

With fitted carpeting.

BEDROOM

10' 3" x 10' 5" (3.12m x 3.18m) With laminate flooring, radiator, uPVC double glazed window.

BEDROOM

9' 3" x 7' 8" (2.82m x 2.34m) With laminate flooring, radiator, uPVC double glazed window.

GARAGE

Accessed via an up and over door and with power and lighting.





EXTERNAL

To the front of the property is a double block paved driveway leading to the single integral garage. At the rear is a large decked patio garden with views across the surrounding landscape.

ADDITIONAL INFORMATION

TENURE: Leasehold, £12.50 p.a. - 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. 10am – 3 pm

Sunday, 10am – 3pm

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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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