



997 Huddersfield Road

Scouthead, Saddleworth

£147,000

- Three Bedrooms
- Stone Terrace House
- Conservatory
- Over Three Floors
- Rear Patio Garden Area
- Close To Local Schools
- Walking Distance To Countryside
- Energy Rating E



This period stone terrace provides accommodation over three floors including a conservatory extension and three bedrooms making the property suitable for a diverse range of buyers. The house is located in Scouthead, close to local countryside and with easy access to other Saddleworth villages and well regarded primary schools. A patio garden area is situated to the rear of the property.

Internally comprises of: entrance vestibule, lounge, fitted kitchen and conservatory to the ground floor. To the first floor are two bedrooms and a modern bathroom. Stairs rise to a further bedroom on the second floor. The house is warmed with gas fired central heating, has underfloor heating in the lounge and kitchen and is double glazed throughout.

Contact Kirkham property 7 days a week for your viewing.

#### VESTIBULE

Accessed via a uPVC glazed entrance door with further door to lounge.

#### LOUNGE

12' 08" x 13' 02" (3.86m x 4.01m) With central fireplace and electric fire, under floor heating, fitted carpet above solid wood flooring, uPVC double glazed window, radiator.

#### KITCHEN

13' 02" x 08' 0" (4.01m x 2.44m) With a range of fitted wall and base level units, solid oak work surface, range style oven, stainless steel extractor, ceramic sink, plumbing for washing machine and dishwasher, uPVC double glazed window, solid oak flooring with underfloor heating, uPVC glazed stable door to conservatory.

#### CONSERVATORY

8' 04" x 5' 10" (2.54m x 1.78m) With uPVC double glazed windows, uPVC double glazed French doors to rear patio

garden.

#### FIRST FLOOR

##### BEDROOM

10' 0" x 13' 04" (3.05m x 4.06m) With fitted carpeting, uPVC double glazed window, radiator.

##### BEDROOM

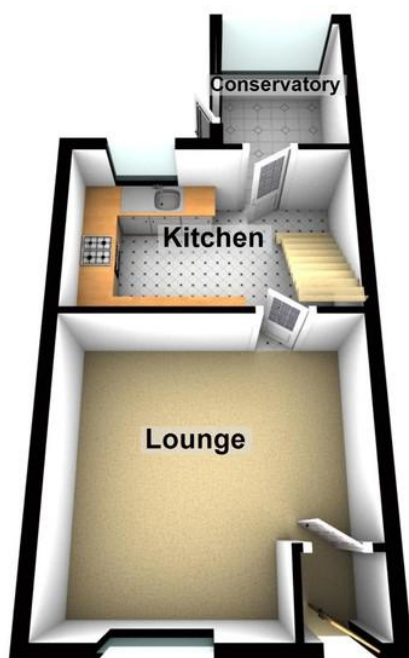
8' 0" x 4' 08" (2.44m x 1.42m) With fitted carpeting, radiator, uPVC double glazed window.

##### BATHROOM

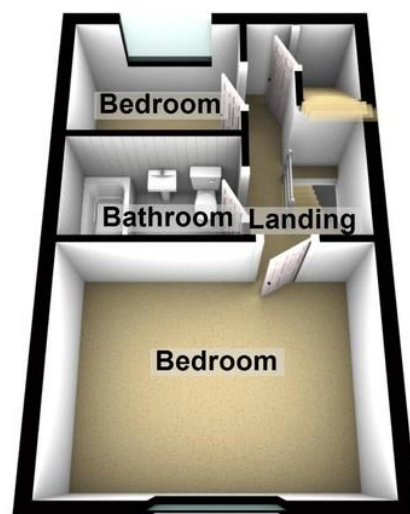
8' 0" x 4' 08" (2.44m x 1.42m) With a spa style bath with shower above, low level wc, wash hand basin, solid wood flooring, heated towel rail, ceiling spot lighting, extractor fan, fully tiled walls.

#### SECOND FLOOR

### Ground Floor



### First Floor



### Second Floor



#### BEDROOM

14' 0" x 13' 04" (4.27m x 4.06m) A generous double loft bedroom with two velux windows, radiator, wood flooring, staircase access from the first floor landing.

#### EXTERNAL

To the rear is a small fully enclosed patio garden. At the front is ample street parking and the property has a pleasing aspect facing trees to the other side of Huddersfield Road.

#### ADDITIONAL INFORMATION

TENURE: Leasehold - Assumed 999 year lease from new - 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

[uppermill@kirkham-property.co.uk](mailto:uppermill@kirkham-property.co.uk)

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm