Kirkham RESIDENTIAL









5 Ashworth Gardens, Greenfield, Saddleworth, OL3 7DE

Situated at the head of a quiet cul de sac on a popular and small residential development is this spacious, three storey, four bedroom, stone built, detached property. Off road parking is by means of a driveway leading to a single detached garage. The living accommodation comprises: entrance hallway, w.c., lounge with dual aspects, dining room, modern fitted kitchen and utility to the ground floor. There are two bedrooms, (potential to create another bedroom) and large family bathroom to the first floor. The master bedroom and ensuite are to the second floor. Externally there is a lawned garden to the front of the property and an enclosed garden with Yorkshire stone patio. The elevated position of the property provides extensive views

£345,000

5 Ashworth Gardens, Greenfield, Saddleworth, OL3 7DE

Situated at the head of a quiet cul de sac on a popular and small residential development is this spacious, three storey, four bedroom, stone built, detached property. Off road parking is by means of a driveway leading to a single detached garage. The living accommodation comprises: entrance hallway, w.c., lounge with dual aspects, dining room, modern fitted kitchen and utility to the ground floor. There are two bedrooms, (potential to create another bedroom) and large family bathroom to the first floor. The master bedroom and ensuite are to the second floor. Externally there is a lawned garden to the front of the property and an enclosed garden with Yorkshire stone patio. The elevated position of the property provides extensive views.

ENTRANCE HALLWAY Spacious hallway with polished Beech floor, radiator, pendant light fitting, spindle staircase leading to the first floor, two storage cupboards.

W.C. With two piece suite comprising low level w.c., wash hand basin, chrome taps and fittings, flush light fitting, radiator, obscure window.

LOUNGE 16' 0" x 14' 0" (4.88m x 4.27m) With feature fireplace, two double radiator, Beech floor, floor to ceiling window overlooking the garden, bay window with views over countryside, open plan to the dining room.

DINING ROOM 9' 5" x 9' 2" (2.87m x 2.79m) With central light fitting, radiator, patio doors.

KITCHEN 11' 6" x 9' 9" (3.51m x 2.97m) With modern fitted wall and base units in Beech. complimentary work tops, stainless steel sink unit with drainer and mixer taps, inset plinth and under unit lighting, integral fan assisted stainless steel double oven, integral stainless steel gas hob, extractor, integral dishwasher, fridge and freezer, ceiling inset lighting, ceramic tiled floor, window, door leading to the utility.

UTILITY ROOM 6' 0" x 4' 0" (1.83m x 1.22m) With flush lighting, plumbed for washing machine, half glazed hardwood door.

FIRST FLOOR LANDING

BEDROOM TWO 12' 11" x 11' 6" (3.94m x 3.51m) With pendant light fitting, double radiator, side window, bay window.

BEDROOM THREE 10' 10" x 10' 3" (3.3m x 3.12m) With pendant light fitting, radiator, two windows.

BEDROOM FOUR 12' 11" x 6' 7" (3.94m x 2.01m) With pendant light fitting, double radiator, window.

FAMILY BATHROOM 13' 5" x 6' 7" (4.09m x 2.01m) With modern four piece suite in white comprising panelled bath, vanity unit with wash hand basin, low level w.c., double shower cubicle with inset mains fed shower, chrome taps and fittings, heated towel rail, single radiator, inset low voltage lighting, tiled walls, tiled floor, obscure window.

SECOND FLOOR LANDING

BEDROOM ONE 18' 6" x 16' 7" max (5.64m x 5.05m) With fitted wardrobes, under eaves storage areas, pedant light fitting, three inset light fittings, two Velux windows. Views over Chew Valley.

ENSUITE With three piece suite comprising glazed shower cubicle with mains fed shower, wash hand basin, low level w.c., fully tiled walls, tiled floor, inset lighting, extractor fan, under eaves storage cupboard, Velux window.

GARAGE Constructed from reclaimed stone with light, power, up and over door.

EXTERNALLY To the front there are stone steps leading to the property and paths to both side elevations leading to the rear. There is an open lawn area with flower borders and a private pathway giving access to the local shops. There is also a Yorkshire stone flagged patio area, lawn and flower borders. To the rear there is a flagged pathway with private outlook. Views over surrounding countryside.

ADDITIONAL INFORMATION TENURE: Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

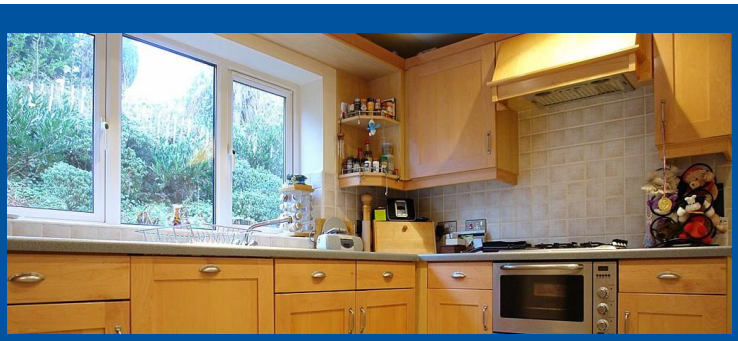
5 Ashworth Gardens, Greenfield, Saddleworth, OL3 7DE



Additional information and viewing

Services:. None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

Uppermill Office
35 High Street
Uppermill
Saddleworth
OL3 6HS
01457 810076
saddleworth@alankirkham.co.uk
www.alankirkham.co.uk



NOTICE. Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by Alan Kirkham or its employees nor do such sales details form part of any offer or contract.