



24 Claytons Close

Springhead, Saddleworth

£245,000

- Extended Semi Detached
- Four Bedrooms
- Three Bathroom/Shower Rooms
- Open Views Front & Rear
- Block Paved Driveway
- Large Rear Garden
- No Onward Chain
- Energy Rating -C



Situated at the head of a quiet cul de sac is this extended, four bedroom, semi detached family home with pleasing views to both the front and rear of the property. Off road parking is by means of a block paved driveway to the front whilst to the rear is a large enclosed garden with a mix of patio areas and lawn. The internal accommodation is spread over three levels comprising briefly of: entrance hallway, large storage room, master bedroom with en-suite bathroom and utility/storage space. The first floor landing provides

access to the large open plan kitchen-diner, through lounge-diner, conservatory and shower room. From the second floor landing three additional bedrooms and the main family bathroom can be found. The property is glazed with full uPVC double glazed windows and doors, warmed with gas fired central heating via a combi boiler and is being sold with no onward chain. Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE HALL

With uPVC double glazed entrance door, uPVC double glazed obscure side windows, laminate floor covering, radiator.

STORAGE ROOM

11' 10" x 8' 7" (3.630m x 2.632m) Providing a large amount of storage space.

BEDROOM

11' 11" x 16' 1" + Robes (3.640m x 4.924m) With fitted wardrobes including mirrored doors, laminate floor covering, radiator, uPVC double glazed window. uPVC double glazed patio doors leading to the garden.

ENSUITE

7' 11" x 9' 2" (2.417m x 2.817m) With three piece suite comprising corner bath, vanity wash hand basin, low level, heated towel rail, tiled floor, part tiled walls, storage cupboard, obscure block windows.

STORAGE ROOM

With plumbing for washing machine and space for a tumble dryer.

FIRST FLOOR LANDING

With fitted carpeting, radiator.

LOUNGE

12' 3" x 14' 7" (3.754m x 4.463m) With modern

feature gas fire, fitted carpeting, radiator, uPVC double glazed window.

DINING AREA

9' 11" x 8' 5" (3.044m x 2.579m) With fitted carpeting, radiator, sliding uPVC double glazed leading to the conservatory.

CONSERVATORY

10' 0" x 6' 11" max (3.055m x 2.129m) With laminate floor covering, radiator, uPVC double glazed windows, uPVC double glazed French doors leading to the garden.

SHOWER ROOM

With two piece suite comprising low level w.c.,

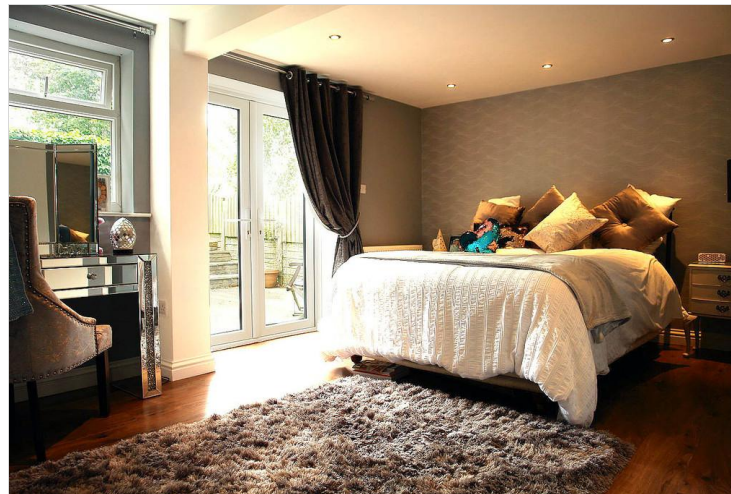
wash hand basin, shower cubicle, fully tiled walls, fitted carpeting, heated towel rail, uPVC double glazed obscure window.

KITCHEN DINER

24' 0" x 9' 4" (7.330m x 2.850m) With fitted wall and base units, coordinating work tops, Range style oven, stainless steel extractor hood, integral dishwasher, breakfast bar, tiled floor, radiator, storage cupboard, dual aspect uPVC double glazed windows.

SECOND FLOOR LANDING

With fitted carpeting, uPVC double glazed window.





BEDROOM

8' 8" x 12' 1" (2.653m x 3.696m) With fitted wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

8' 10" x 12' 0" (2.705m x 3.663m) With built in wardrobes, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

8' 9" x 9' 2" (2.674m x 2.804m) With built in wardrobes, fitted carpeting, radiator, uPVC double glazed window.



BATHROOM

6' 10" x 8' 9" (2.105m x 2.670m) With three piece suite comprising corner Jacuzzi bath, low level w.c., wash hand basin, heated towel rail, fully tiled walls, uPVC double glazed obscure window.



EXTERNALLY

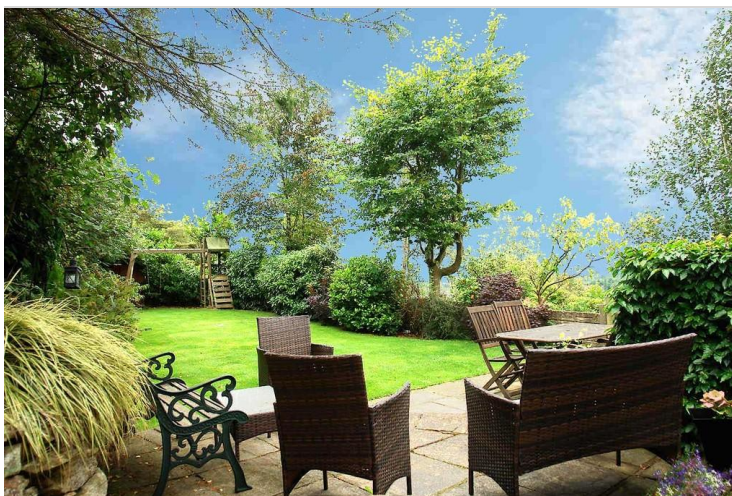
Off road parking is by means of a block paved driveway to the front of the property. There is also a garden forecourt with lawn to the front which provide extension possibilities to the driveway if required. There is a large enclosed rear garden with decked patio, stone paved patios, lawn, border shrubs and timber store shed.

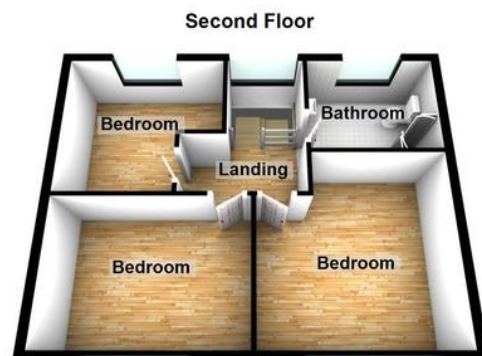
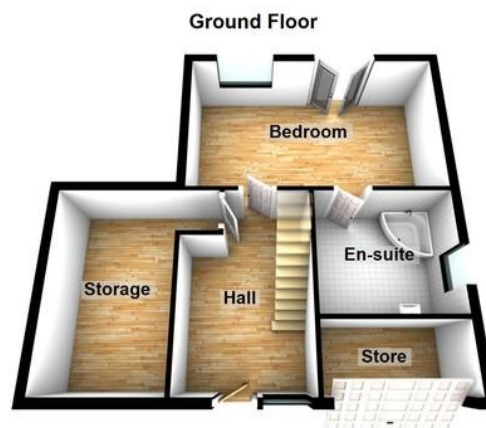
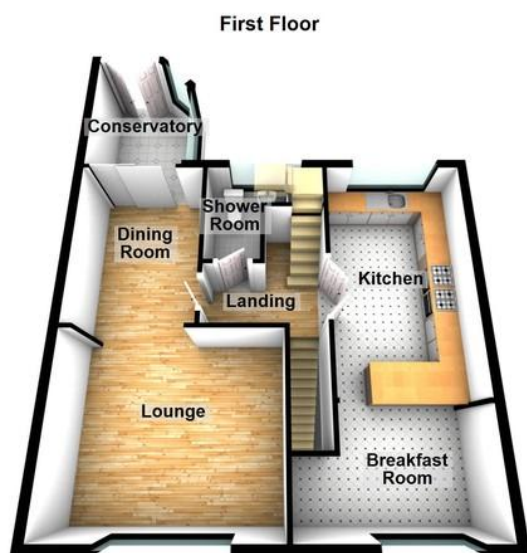
ADDITIONAL INFORMATION

TENURE: Leasehold, ground rent £12 p.a.
Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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.