



Carr House Road

Springhead, Saddleworth

£200,000

- Semi Detached
- Three Double Bedrooms
- Two Reception Rooms
- Private Rear Garden
- High Quality Finish
- Driveway & Garage Parking
- Good Local Transport Links & Schools
- Energy Rating D



This three bedroom semi detached family home has two reception rooms, is finished to a high modern standard and has off road parking by means of an over-sized garage and long driveway. Ideally located for access to well regarded schools and public transport links to other Saddleworth villages, Lees and Oldham.

The living accommodation is well proportioned comprising: entrance hall with cloaks, bespoke fitted kitchen, lounge with large picture window, separate dining room with French doors leading to the garden and double bedroom to the split level ground floor. A double bedroom with fitted wardrobes and bathroom with free standing bath

and shower to the first floor and double bedroom with fitted wardrobes to the second floor. The house is warmed with gas fired central heating and is uPVC double glazed throughout

Externally there is a low maintenance tiered garden forecourt at the front and to the rear an enclosed private garden with lawn and patio areas. A long driveway leads to a single garage with additional space to the side.

Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE HALL

Accessed via a uPVC double glazed entrance door, cloaks cupboard, uPVC double glazed window.

KITCHEN

16' 6" x 8' 11" (5.04m x 2.72m) A modern kitchen with fitted wall and base units in white high gloss, granite work tops and splash backs, Bosch cooker, gas hob, stainless steel/glass extractor hood, integral fridge freezer, integral washing machine, two uPVC double glazed side windows.

LOUNGE

20' 1" x 10' 9" (6.14m x 3.30m) With electric fire and feature fireplace surround, fitted carpeting, radiator, large uPVC double glazed bow window.

DINING ROOM

10' 4" x 9' 7" (3.15m x 2.93m) With laminate floor covering, radiator, uPVC double glazed French doors leading to the garden.

BEDROOM

10' 4" x 9' 11" (3.16m x 3.04m) With fitted carpeting, radiator, uPVC double glazed window.

FIRST FLOOR LANDING

With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

With three piece suite comprising roll top bath, wash hand basin, low level w.c., separate double shower, heated towel rail, radiator, uPVC double glazed window.

BEDROOM

11' 7" x 10' 10" (3.55m x 3.32m) With fitted wardrobes, storage cupboard, radiator, fitted carpeting, uPVC double glazed window.

SECOND FLOOR LANDING

With fitted carpeting.

BEDROOM

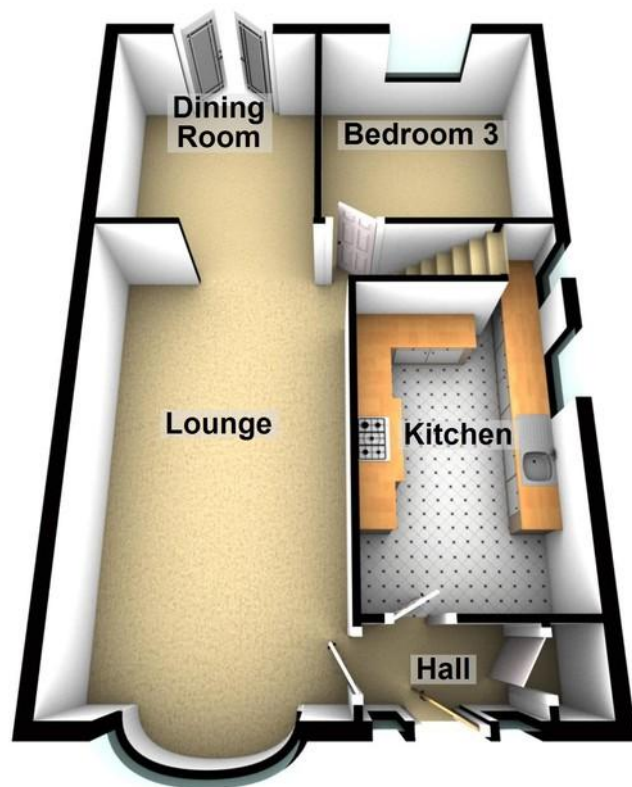
10' 3" x 16' 8" (3.14m x 5.10m) With fitted wardrobes and draws, fitted carpeting, radiator, two uPVC double glazed windows.

EXTERNAL

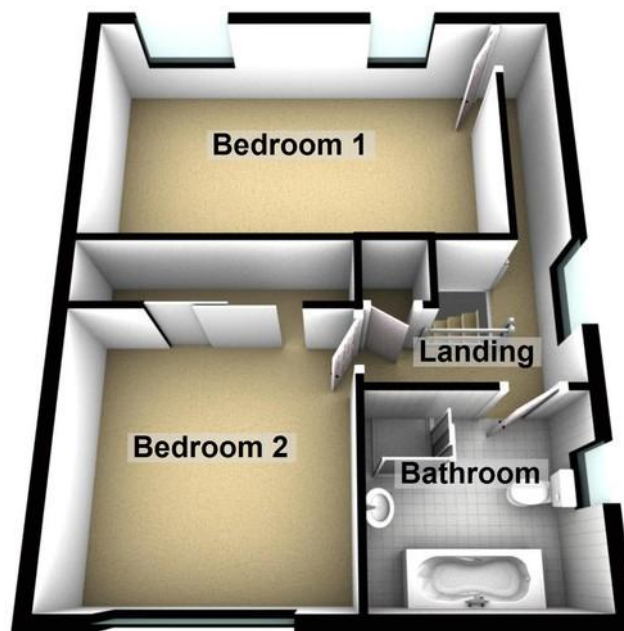
Off road parking is by means of a long driveway leading to a single garage with additional space to the side. To the front is a low maintenance tiered garden with lawn and paved patio. To the rear is a good size private garden mainly laid to lawn with patio areas, mature shrubs and fully enclosed with boundary fencing.



Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

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
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.