



Huddersfield Road

Scouthead, Saddleworth

£115,000

- Stone Character Cottage
- One Double Bedroom
- Front Forecourt & Rear Garden
- Not Overlooked
- Generous Room Sizes
- Modern Kitchen & Bathroom
- Freehold Title
- Energy Rating D



A delightful character cottage dating back pre 18th century and situated in the village of Scouthead, close to other Saddleworth villages and with open aspects to both the front and rear. This property is also in a convenient position to bus, train and tram links and with easy road access to Manchester. It is finished to a high standard throughout and is being sold with a freehold title.

The house has generous room sizes and comprises internally of: Entrance vestibule,

spacious lounge, modern kitchen, landing with storage, contemporary bathroom and a double bedroom. This property comes with uPVC double glazing throughout and is warmed with gas fired central heating.

Externally there is a low maintenance forecourt at the front and an enclosed raised garden to the rear.

To view this property call the Upper mill branch on 01457810076 seven days a week.

PORCH

Enclosed porch with access to Lounge.

LOUNGE

15' 10" x 13' 7" (4.85m x 4.15m) Good sized living room with stone feature fireplace, exposed beams, uPVC double glazed window, radiator, fitted carpeting.

KITCHEN

7' 4" x 13' 10" (2.26m x 4.24m) A modern kitchen fitted with a range of wall and base units, worktops, stainless steel sink and drainer, electric oven, 4 ring gas hob, plumbing for washing machine and dishwasher, uPVC double glazed window and uPVC glazed door to garden.

LANDING

A sizable landing with storage cupboards and loft access, fitted carpeting, uPVC double glazed window and radiator.

BEDROOM

12' 11" x 12' 7" (3.96m x 3.85m) Double bedroom with fitted wardrobes, radiator, fitted carpeting, uPVC double glazed windows.

BATHROOM

A contemporary bathroom suite comprising of low level WC, wash hand basin with under storage, bath with shower over and screen, fully tiled walls, uPVC double glazed window.

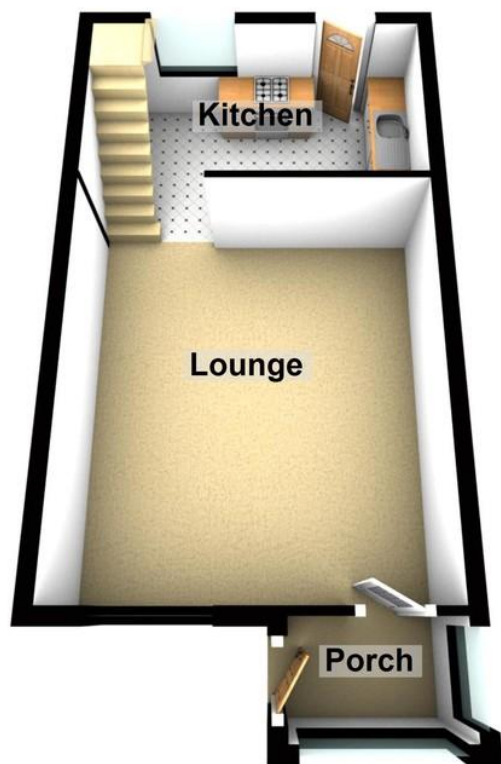
EXTERNAL

A low maintenance forecourt is found at the front of the property whilst at the rear is an enclosed raised garden with an array of flora. The property is not overlooked and there is ample on street parking.



An advertisement for Kirkham Property. It features a dark blue background with the text "COMPETITIVE FEE PACKAGES FROM 0% COMMISSION" in white. Below this, it says "Ask inside for further details." On the right, there is a colorful "IT'S SOLD" sign for Kirkham Property, with the website "kirkham-property.co.uk" at the bottom.

Ground Floor



First Floor



ADDITIONAL INFO

TENURE: Freehold - 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
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.