



Huddersfield Road

Scouthead, Saddleworth

£160,000

- Stone Terrace Property
- Two Double Bedrooms
- Large Kitchen/Diner
- Stunning Views From Bedrooms
- Not Overlooked Front & Rear
- Enclosed Rear Garden
- Generous Room Sizes
- Energy Rating G (Potential B)



This spacious stone built middle terrace has an enclosed rear garden and is not overlooked at both the front and rear. The house has been recently renovated with a high standard of finish throughout and the property is set back from the road and is in an elevated position giving extra privacy.

Internally comprising briefly of: Entrance vestibule, lounge and kitchen/diner to the ground floor. The first floor landing provides access to two double bedrooms, bathroom and loft void. Warmed with gas fired central heating and glazed with uPVC double glazing throughout. The space and potential exists to convert the loft into a further double bedroom (subject to planning consent).

Externally there is ample on road parking and a small low maintenance forecourt at the front. To the rear is a fully enclosed split level garden with a brick built storage shed.

Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

VESTIBULE

With a secure composite entrance door.

LOUNGE

14' 9" x 13' 5" (4.5m x 4.09m) With fitted carpeting, uPVC double glazed window, radiator, built in alcove storage cupboards.

KITCHEN/DINER

14' 9" x 13' 4" (4.5m x 4.06m) A farmhouse style kitchen with a range of fitted wall and base units in a wood finish, matching work tops, stainless steel sink and drainer, space for fridge/freezer, electric oven, electric hob, stainless steel extractor hood, space for dining table, plumbing for washing machine, useful under stairs storage cupboard, uPVC double glazed window, uPVC double glazed door leading to

the rear garden.

BEDROOM

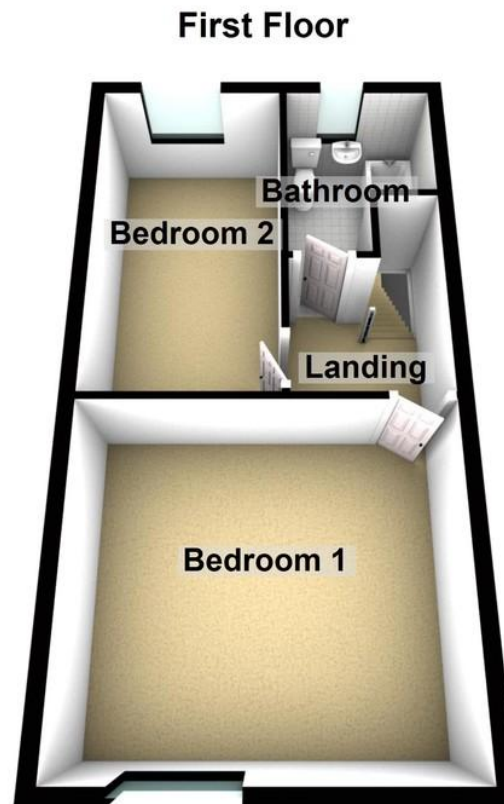
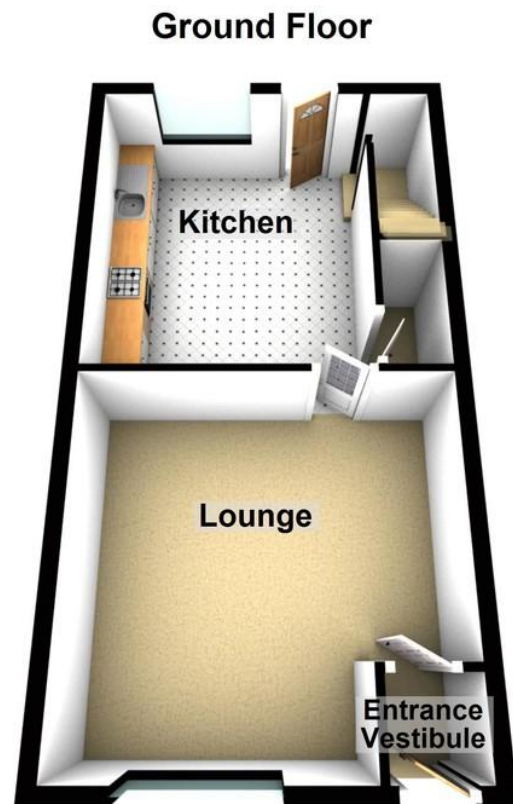
14' 9" x 13' 3" (4.5m x 4.04m) Double bedroom with fitted carpeting, radiator, uPVC double glazed window offering views over the surrounding countryside.

BEDROOM

13' 3" x 8' 1" (4.04m x 2.46m) Double bedroom with fitted carpeting, radiator, uPVC double glazed window, built in storage.

BATHROOM

9' 3" x 6' 1" (2.82m x 1.85m) A three piece suite comprising bath with shower over and screen, low level wc, hand wash basin, uPVC double glazed obscure window, radiator, partly tiled walls, laminate flooring.



EXTERNAL

To the front is a raised low maintenance forecourt and steps rising to the front door. To the rear is a fully enclosed split level garden with a brick built storage shed. Ample street parking is available to the front.

ADDITIONAL INFORMATION

TENURE: Leasehold - solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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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.