



20 Bracken Close

Springhead, Saddleworth

£169,950

- Semi Detached
- Three Bedrooms
- Driveway & Garage Parking
- Sun Room
- Cul De Sac Location
- Front & Rear Gardens
- GCH With Hive Hub
- Energy Rating TBA



A three bedroom semi detached family home located in a cul de sac position within a popular residential area. The property has garden areas to the front and rear with off road parking provided via a driveway which leads to a single garage. Internally the house comprises: entrance porch, hallway, lounge, open plan kitchen-diner and sun room to the ground floor. The first floor landing provides access to three bedrooms, the family bathroom and loft. The house is warmed by gas fired central heating (combi boiler & hive hub), has uPVC double glazed windows and doors and further benefits from an intruder alarm system. Viewings can be arranged seven days a week by calling 01457 810076.

#### PORCH

Accessed via a uPVC entrance door with uPVC double glazed windows.

#### HALL

With a hardwood door and window, radiator and fitted

carpeting.

#### LOUNGE

12' 11" x 16' 3" (3.953m x 4.970m) With uPVC double glazed window, fitted carpeting, radiator, electric fire with marble hearth and wood surround.

#### KITCHEN/DINER

9' 5" x 16' 3" (2.883m x 4.974m) With fitted wall and base units, coordinating worktops, double oven, gas hob, extractor hood, stainless steel sink and drainer, plumbing for washing machine, integrated fridge/freezer, integrated dishwasher, Vaillant combi boiler, uPVC double glazed window, uPVC door leading to the garden.

#### SUN ROOM

7' 3" x 7' 9" (2.233m x 2.384m) With fitted carpeting, radiator, uPVC double glazed windows, uPVC door to garden.

#### LANDING

With fitted carpeting, radiator, loft access which is fully insulated and partially boarded.

#### BEDROOM

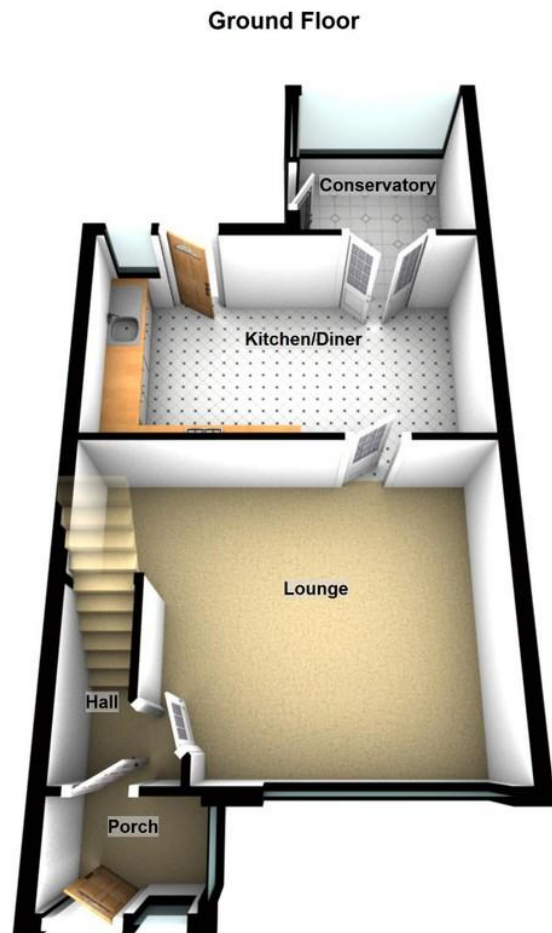
11' 10" x 10' 4" (3.631m x 3.151m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes including overhead units.

#### BEDROOM

10' 8" x 7' 10" (3.259m x 2.394m + entrance) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes including overhead units and dresser.

#### BEDROOM

7' 8" x 7' 10" (2.345m x 2.391m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes.



#### BATHROOM

8' 2" x 6' 10" (2.496m x 2.084m)

Comprising low level WC, vanity sink unit including under storage, p shaped bath with mains fed shower over, heated towel rail, fully tiled walls and floor, uPVC double glazed window.

#### EXTERNAL

Driveway parking for three or four cars leads to the single garage with up and over door, light and power. At the front is a low maintenance garden with boundary wall to the pavement. The rear garden has a mix of patio, lawn and shrubs enclosed by boundary fencing.

#### ADDITIONAL INFO

TENURE: Leasehold £15 per annum - 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 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