



11 Ashfield Crescent

Springhead, Saddleworth

£195,000

- Three Bedrooms,
- Semi Detached Property
- Lounge with Dining Area
- En-suite to Master Bedroom
- Off Road Driveway Parking
- South Facing Rear Garden
- Close To Well Regarded Schools
- EPC Rating E



This extended three bedroom semi detached family home has off road parking by means of a driveway to the front and a true south facing garden to the rear. The property is located in a well regarded position close to pleasing walks and sought after schools and has the added benefit of being sold with no onward chain. Internally with living accommodation is to a high walk in standard comprising briefly of: entrance hall, dining area open plan to the lounge, spacious fitted kitchen and bathroom to the ground floor. The master

bedroom has fitted wardrobes and an ensuite and two further bedrooms to the first floor along with storage. The property is warmed with gas central heating, is fully double glazed with uPVC windows and has an intruder alarm system. The south facing rear garden is landscaped with paved patio, lawn, a further decked patio and is fully enclosed. To the side is a paved patio area enclosed with boundary walls and fencing with off road parking facilities to the driveway at the front. To arrange a viewing please

contact our Uppermill office 7 days a week on 01457 810076.

ENTRANCE HALL

With hardwood glazed entrance door, wood floor, radiator, staircase leading to the first floor, cloaks storage.

DINING AREA

11' 9" x 7' 5" (3.594m x 2.262m) With wood floor, two radiators, two dual aspect uPVC double glazed windows, open to the lounge.

LOUNGE AREA

14' 11" x 10' 7" (4.549m x 3.241m) With wall mounted modern electric fire, wood floor, radiator, uPVC double glazed window.

KITCHEN

12' 2" x 12' 0" (3.716m x 3.669m) With fitted wall and base units, coordinating work tops, one and a quarter bowl sink unit with drainer, splash back tiling, plumbed for washing machine and dishwasher, electric oven, gas hob, stainless steel extractor, tiled floor, radiator, large uPVC double glazed window.

BATHROOM

6' 0" x 5' 4" (1.837m x 1.651m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., shower over the bath, shower screen, radiator, fully tiled walls, radiator, wood floor, uPVC double glazed obscure window.

FIRST FLOOR LANDING

With fitted carpeting.

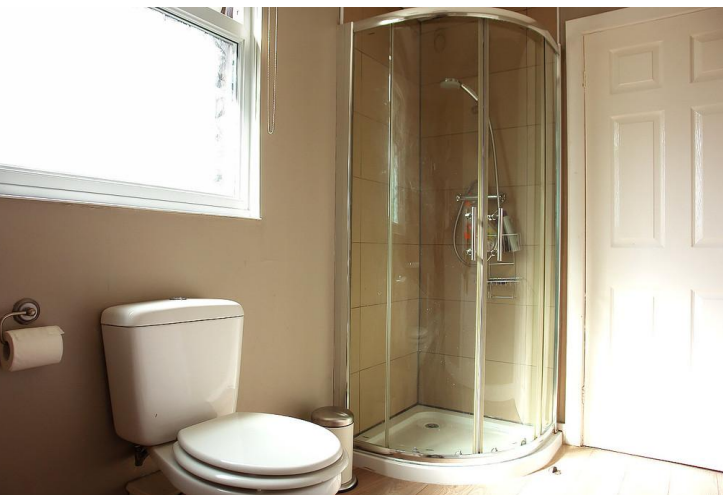
BEDROOM ONE

17' 4" x 10' 1" (5.287m x 3.074m) With fitted wardrobes, laminate floor covering, two radiators, two uPVC double glazed windows.

ENSUITE SHOWER ROOM

9' 11" x 5' 6" (3.038m x 1.688m) With two piece suite comprising low level w.c., vanity unit with wash hand basin, shower cubicle, storage cupboard, laminate floor covering, radiator, splash back tiling, uPVC double glazed obscure window.





BEDROOM TWO

11' 7" x 7' 8" (3.552m x 2.342m) With laminate floor covering, radiator, access to part boarded loft, uPVC double glazed window.

BEDROOM THREE

9' 4" x 9' 11" (2.862m x 3.042m) With laminate floor covering, radiator, airing cupboard, uPVC double glazed window.

EXTERNALLY

Off road parking is by means of a paved driveway to the front of the property. There are also border shrubs and privacy Laurels to the front. An enclosed side paved patio with boundary walls and fencing allow access to the house and rear garden which is South facing with lawn, paved patio, raised decked patio with LED feature lighting, built in BBQ, timber store shed, border shrubs and boundary fencing.

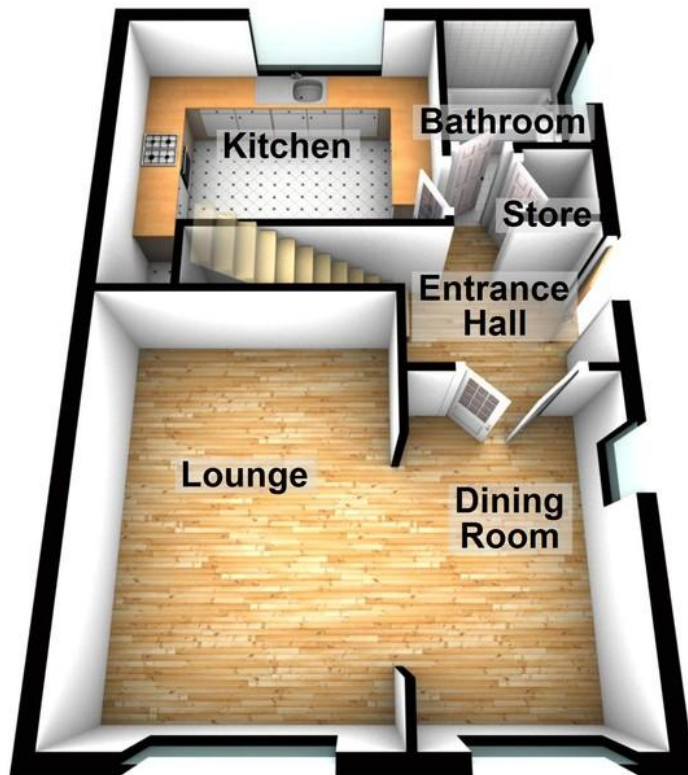
ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



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Saturday. 10am – 3 pm

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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.