



Carr House Road

Springhead, Sadleworth

£164,000

- Semi Detached
- Three Bedrooms
- Conservatory
- South West Facing Rear Garden
- Open Views To Rear
- Driveway & Garage
- Popular Location
- Energy Rating D



With a south-west facing rear garden and situated in a popular area of Springhead is this three bedroom semi detached property on Carr House Road. Ideally located for commuting to nearby towns and cities and with good public transport links to schools, this property would be brilliantly suited for a range of different buyers.

Externally there is off road parking available in the form of a driveway which leads to a garage at the rear. Gardens are found to both the front and rear of the property with the rear garden being safely enclosed and really sunny due to the south west facing position.

Open views can be found to the rear of the house and benefits further from a conservatory. Internally comprising of: entrance hallway and lower ground hallway, lounge, kitchen and conservatory to the ground floor. On the first floor are three bedrooms, shower room and loft void all accessed off the first floor landing.

To view this property call Kirkham Property 7 days a week on 01457 810076.

HALL

Accessed through a secure composite glazed entrance door, uPVC double glazed obscure window, radiator, fitted carpeting, cloaks cupboard.

LOWER GROUND HALL

With fitted carpeting, radiator, storage cupboard.

LOUNGE

15' 9" x 9' 11" (4.82m x 3.03m) With stripped wooden flooring, two radiators, double doors to the conservatory, uPVC double glazed obscure window.

CONSERVATORY

9' 2" x 7' 6" (2.80m x 2.29m) With stripped wooden flooring, radiator, uPVC double glazed windows, uPVC door leading to the garden.

KITCHEN

10' 10" x 7' 6" (3.32m x 2.29m) Fitted with a range of wall and base units and coordinating work tops, plumbing for washing machine, wall mounted boiler, tiled flooring, uPVC double glazed dual aspect windows, uPVC door to the rear.

LANDING

With fitted carpeting, loft access.

BEDROOM

8' 7" x 10' 9" (2.64m x 3.30m Max) With fitted carpeting, radiator, uPVC double glazed window, open views to the rear.

BEDROOM

8' 10" x 6' 9" (2.71m x 2.07m) With fitted carpeting, radiator, uPVC double glazed window, open views to the rear.

BEDROOM

6' 10" x 8' 8" (2.09m x 2.65m) With fitted carpeting, radiator, uPVC double glazed window.

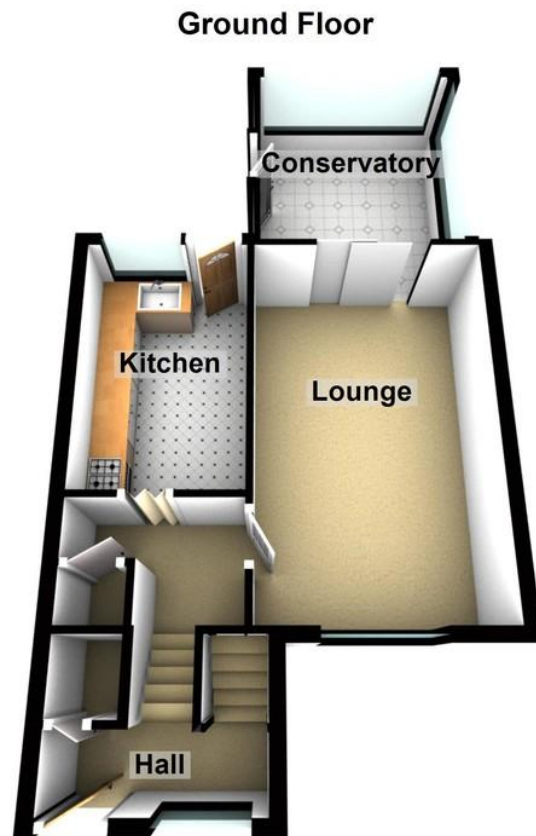
SHOWER ROOM

6' 8" x 5' 6" (2.04m x 1.70m) Comprising low level wc, hand wash basin, shower cubicle, splash back tiling, uPVC double glazed obscure window, tiled floor, radiator.

EXTERNAL

To the front of the property is a lawn with border shrubs and a block paved pathway. The rear of the property features a paved patio and lawn garden enclosed with boundary fencing. This garden is south west facing which gathers a lot of sunlight during the summer months. Parking is available via a driveway leading to the garage at the rear. It is accessed through an up and over door and has both light and power available.





ADDITIONAL INFO

TENURE: Leasehold (£15 per annum ground rent payable) - 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 & Sunday. 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.