



28 Rivington Road, Springhead, Saddleworth, OL4 4RJ

Situated in a well regarded location in Springhead ideally situated for well regarded local schools is this deceptively spacious, three bedroom detached house with off road parking by means of a large two/three car driveway leading to a single garage. Externally there are well stocked gardens to both front and rear.

£210,000 NEW PRICE

Situated in a well regarded location in Springhead ideally situated for well regarded local schools is this deceptively spacious, four bedroom detached house with off road parking by means of a large two/three car driveway leading to a single garage. The living accommodation comprises: entrance hall, ground floor w.c., lounge with feature fireplace, separate dining room, modern kitchen and ground floor bedroom. To the first floor there are three double bedrooms one fitted with a shower room , study and family bathroom. Externally there are well stocked gardens to both front and rear.

ENTRANCE HALL Side entrance with uPVC double glazed entrance door, staircase leading to the first floor, under stairs storage.

W.C. With two piece suite comprising low level w.c., wash hand basin, obscure window.

LOUNGE 17' 5" x 11' 10" (5.31m x 3.61m) With large front facing window, two windows to the side, ornate fireplace with marble inset and hearth, real flame gas fire, pendant light fitting, laminate floor covering, two radiators, wall lights.

KITCHEN 12' 9" x 10' 5" (3.89m x 3.18m) With fitted wall and base units, granite work tops, complimentary tiling, one and a half bowl sink unit with drainer, integral fridge freezer, integral dishwasher, breakfast bar, tiled floor, window overlooking the garden, door leading to the garage.

DINING ROOM 12' 6" x 8' 7" (3.81m x 2.62m) With fitted carpeting, radiator, pendant light fitting, French doors leading to the garden.

BEDROOM TWO 11' 1" x 10' 9" (3.38m x 3.28m) With radiator, pendant light fitting, window.

FIRST FLOOR LANDING With side window.

BEDROOM ONE 15' 7" x 9' 3" (4.76m x 2.82m) With radiator, pendant light fitting, side window, dormer window.

BEDROOM THREE 9' 11" x 10' 7" (3.04m x 3.25m) Incorporating shower room comprising of :- two piece suite, low level w.c. vanity sink and unit, shower cubicle, radiator, laminate floor covering, window overlooking the rear garden

DRESSING ROOM 14' 1" x 12' 4" (4.3m x 3.76m) With pendant light fitting, radiator, window over looking rear garden

STUDY 6' 11" x 10' 7" (2.11m x 3.25m) Side window , radiator, fitted carpet

BATHROOM Spacious bathroom with three piece suite in white comprising panelled bath, wash hand basin, low level w.c., chrome and brass taps and fittings, walk in shower, co-ordinating tiled walls, tiled floor, halogen lighting, radiator, obscure window



DRIVE/GARAGE Off road parking is by means of a driveway for two/three cars leading to a single garage with up and over door.

EXTERNALLY There is a well stocked front garden with lawn and borders. To the rear there is an enclosed well stocked garden with lawn, patio, borders and boundary fencing.



ADDDITIONAL INFORMATION

TENURE: Leasehold £12 p.a. Solicitor to confirm details.

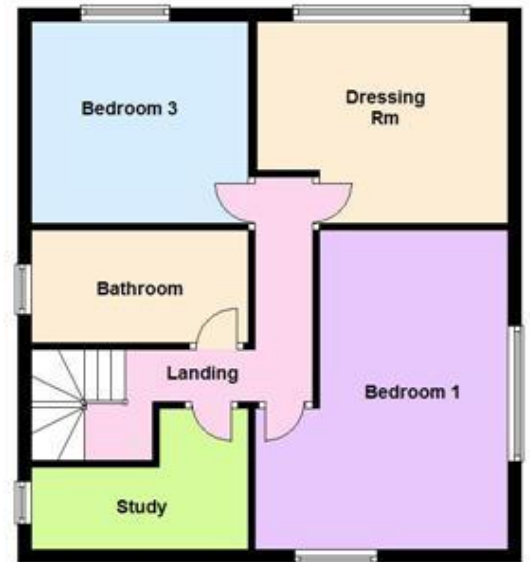
COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.
Viewing strictly by appointment with Alan Kirkham.

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