



## 15 Stoneleigh Road, Springhead, Saddleworth, OL4 4BH

This three bedroom semi detached property occupying a corner plot on Stoneleigh Road. Off road parking is by means of a block paved driveway. The accommodation comprises: entrance porch, hall, lounge, dining room, fitted kitchen and conservatory/sun room to the ground floor with three bedrooms and bathroom to the first floor. Externally there is a garden with lawn, gas central heating and double glazing. Within walking distance of Knowsley Junior School.

£138,000

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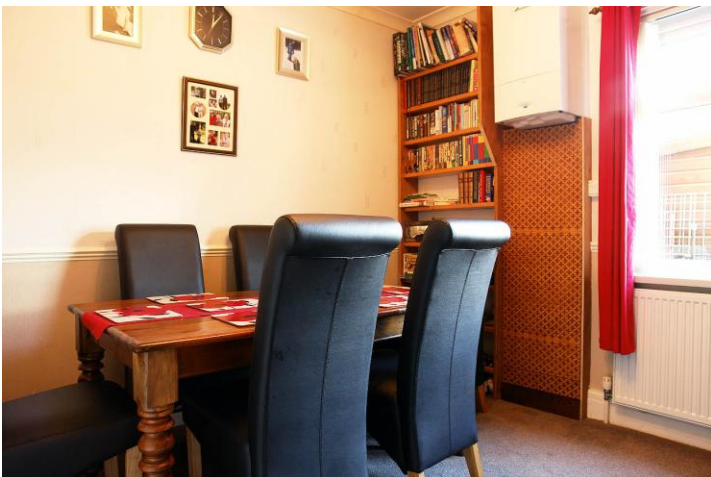
Situated in a semi rural location is this three bedroom semi detached property occupying a corner plot on Stoneleigh Road. Off road parking is by means of a block paved driveway and there is potential to create further off road parking. The living accommodation comprises: entrance porch, hall, lounge, dining room, fitted kitchen and conservatory/sun room to the ground floor with three bedrooms and bathroom to the first floor. Externally there is a garden with lawn. Benefits from gas central heating and double glazing. Within walking distance of Knowsley Junior School and within easy reach of Saddleworth villages and countryside.

**ENTRANCE PORCH** With double uPVC double glazed entrance doors, uPVC double glazed windows.

**HALL** With composite door, fitted carpeting, radiator, staircase leading to the first floor.

**LOUNGE** 12' 10" x 16' 10" (3.919m x 5.150m) With modern electric fire with feature lighting, feature surround, fitted carpeting, radiator, uPVC double glazed window.

**DINING ROOM** 9' 10" x 9' 11" (3.011m x 3.042m) With fitted carpeting, radiator, wall mounted combi boiler, uPVC double glazed window.



**KITCHEN** 9' 10" x 9' 8" (3.008m x 2.962m) With fitted wall and base units, work tops, one and a half bowl sink unit with drainer, plumbed for dishwasher, splash back tiling, cooker, pantry storage cupboard, hardwood window, door.

**CONSERVATORY/SUNROOM** 6' 10" x 9' 3" (2.099m x 2.829m) With plumbing for washing machine, uPVC double glazed windows, French doors leading to the garden.

**FIRST FLOOR LANDING** With fitted carpeting, access to insulated loft, radiator, uPVC double glazed window.

**BATHROOM** 5' 6" x 7' 9" (1.699m x 2.380m) With three piece suite comprising panelled bath, wash hand basin, low level w.c., fully tiled walls, tiled floor, heated towel rail, uPVC double glazed obscure window.

**BEDROOM ONE** 12' 11" x 11' 10" (3.947m x 3.622m) With fitted carpeting, radiator, uPVC double glazed window.

**BEDROOM TWO** 9' 10" x 11' 11" (3.003m x 3.633m) With fitted carpeting, radiator, uPVC double glazed window.

**BEDROOM THREE** 9' 6" x 7' 11" (2.921m x 2.427m) With fitted carpeting, radiator, uPVC double glazed window.

**EXTERNALLY** There is a corner plot with lawn and border shrubs to the side. Off road parking is by means of a block paved drive with the potential to create further off road parking.

**ADDITIONAL INFORMATION TENURE:** Solicitor to confirm details.

**COUNCIL BAND:** B

**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.



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**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.

Uppermill Office

35 High Street

Uppermill

Saddleworth

OL3 6HS

01457 810076

[saddleworth@alankirkham.co.uk](mailto:saddleworth@alankirkham.co.uk)

[www.alankirkham.co.uk](http://www.alankirkham.co.uk)



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