



49 Ashfield Crescent

Springhead, Saddleworth

£153,000

- Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Driveway & Garage Parking
- Garden Areas Front & Rear
- Energy Rating D
- Walking Distance To Local Shops
- Popular Residential Location





This three bedroom semi detached family home has two reception rooms and off road parking via a driveway for three cars and detached garage. The property is situated in a popular residential location within walking distance to local shops and is also conveniently located for access to well regarded local schools. Internally comprising; hallway, lounge, dining room and fitted kitchen to the ground floor. The landing provides access to three bedrooms and a modern shower room. Fully double glazed with uPVC units and warmed with gas fired central heating via a Worcester combi boiler. The garden to the front is laid to lawn whilst to the rear is a mix of patio and lawn with pleasing open views beyond the boundary fencing.

#### HALL

Accessed via a uPVC entrance door, radiator, understairs cloak storage cupboard, tiled flooring.

#### LOUNGE

10' 7" x 17' 4" (3.249m x 5.304m) With fitted carpeting, radiator, modern wall mounted electric fire, uPVC double glazed window.

#### DINING ROOM

13' 4" x 8' 3" (4.070m x 2.526m) With laminate flooring, radiator, uPVC double glazed French doors to the garden, stairs rising to the landing.

#### KITCHEN

7' 10" x 8' 3" (2.407m x 2.528m) With fitted wall and base units, coordinating worktops, stainless steel sink unit and drainer, cooker point, plumbing for washing machine as well as dishwasher, tiled flooring, uPVC double glazed window.

#### LANDING

With fitted carpeting, airing cupboard housing Worcester combi boiler, uPVC double glazed window.

#### BEDROOM

10' 6" x 11' 8" (3.207m x 3.562m) With fitted carpeting, radiator, built in wardrobes, uPVC double glazed window, pleasing open views.

#### BEDROOM

10' 9" x 9' 0" + entrance (3.296m x 2.768m) With fitted carpeting, radiator, built in double storage cupboard, uPVC double glazed window.

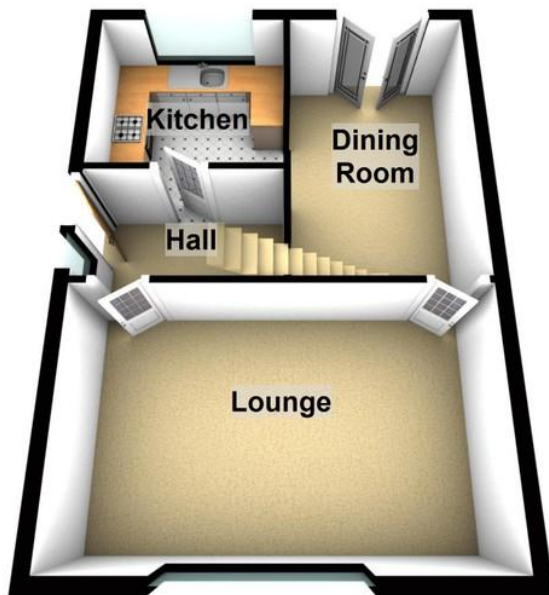
#### BEDROOM

6' 10" x 8' 2" (2.095m x 2.490m) With fitted carpeting, radiator, uPVC double glazed window.

#### SHOWER ROOM

6' 7" x 5' 4" (2.019m x 1.628m) Comprising shower cubicle, low level WC, sink unit with built in under storage, heated towel rail, fully tiled walls and floor, uPVC double glazed obscure window.

## Ground Floor



## First Floor



### EXTERNAL

A three car driveway leads to a detached single garage with up and over roller door, light, power and side window. A small front garden is laid to lawn with shrubs. The rear garden is laid to lawn with patio, border shrubs and boundary fencing. Open views can also be seen from the rear.

### ADDITIONAL INFO

TENURE: Leasehold - £12.50 per annum - Solicitor to confirm details.

COUNCIL BAND: C

INSULATION: Both loft insulation and cavity wall insulation have been installed at the property.

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 and 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