



Oldham Road

Springhead, Saddleworth

£112,000

- Stone Built End Terrace
- Fully Renovated
- Two Good Size Bedrooms
- Low Maintenance Front Forecourt
- New Heating System Inc Combi
- New uPVC Double Glazed Windows
- No Onward Chain
- Energy Rating TBA



Having recently undergone a complete renovation, this two bedroom end terrace property in walk in condition is being sold with no onward chain. The property now benefits from a new roof, new uPVC windows and doors, flooring and carpets, fitted kitchen including oven, hob and extractor, bathroom suite, heating system with combi boiler and NIC EIC 10 year certificate.

The modern interior comprises briefly of: entrance vestibule, lounge and kitchen to the ground floor. Off the first floor landing are two bedrooms along with a family bathroom. Externally a front forecourt with stone boundaries and wrought iron railings provide an external seating area.

With regular transport links to nearby towns and cities and being only a short drive from Oldham town center, this property is situated in a highly convenient position within walking distance of Lees village.

Viewings come highly recommended and can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

Accessed via a uPVC glazed entrance door and with tiled floor.

LOUNGE

14' 2" x 13' 8" (4.33m x 4.18m) With dual aspect uPVC double glazed windows, radiator, Bamboo flooring throughout.

KITCHEN

18' 5" x 14' 7" (5.62m x 4.46m Max) Fitted with a brand new range of shaker style wall and base units and coordinating work tops, electric oven, electric hob, stainless

steel extractor hood, plumbing for washing machine, laminate tiled flooring, uPVC double glazed window, uPVC double glazed door.

LANDING

With fitted carpeting.

BEDROOM

13' 9" x 9' 1" (4.21m x 2.79m) With fitted carpeting, uPVC double glazed window, radiator.

BEDROOM

18' 2" x 12' 5" (5.54m x 3.80m) With fitted carpeting, uPVC double glazed window, radiator.

BATHROOM

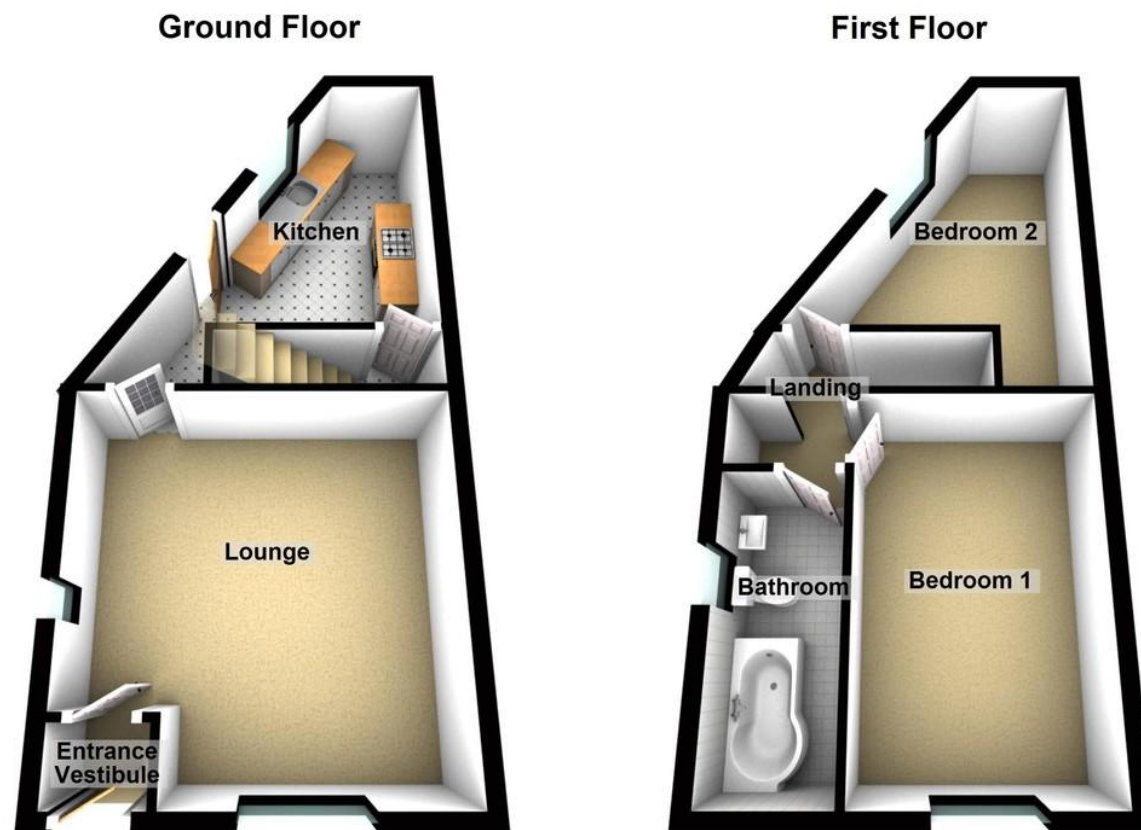
10' 1" x 4' 9" (3.08m x 1.45m) Comprising low level wc, hand wash basin with vanity storage, P-shaped bath with shower over and screen, uPVC double glazed obscure window.



COMPETITIVE
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EXTERNAL

To the front of the property is a low maintenance forecourt elevated from road level enclosed with stone boundary walls and wrought iron railings.

ADDITIONAL INFO

TENURE: Leasehold, £15 per annum - Solicitor to confirm.

COUNCIL BAND: A

SECURITY: Intruder Alarm System.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

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 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.

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