



The Cottages

Carr House Road, Springhead

£119,000

- End Town House
- Two Bedrooms
- No Onward Chain
- Close To Nearby Transport
- Popular Location
- GCH & Double Glazed
- Parking Via Car Park
- Energy Rating D



Positioned on a corner plot is this modern style back to back end town house in a highly convenient location for local shops and within walking distance to Lees village. The property is being sold with no onward chain and provides pleasing views from the front and benefits further from allocated off road parking.

Internally comprising entrance vestibule with a storage cupboard to the side, lounge-diner and kitchen to the ground floor. The first floor landing leads off to two bedrooms (both have fitted wardrobes) and a shower room. There is also access to the boarded loft via retractable ladders and a useful airing cupboard off the landing. The house is warmed with gas fired central heating and has uPVC double glazing throughout.

Externally low maintenance gardens are to both the front and side, with this property being a corner plot the garden size is larger than neighbouring properties. Parking is available via a small car park on the opposite side of the development.

Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

ENTRANCE VESTIBULE

Accessed through a uPVC double glazed entrance door and with fitted carpeting.

LOUNGE

16' 4" x 10' 7" (4.98m x 3.24m) With fitted carpeting, radiator, uPVC double glazed window.

KITCHEN

12' 9" x 8' 11" (3.91m x 2.72m) Fitted with a range of wall and base units and coordinating worktops, stainless steel sink and drainer, cooker point, breakfast bar, plumbing for washing machine, pantry storage, uPVC double glazed window.

LANDING

With fitted carpeting, access to the boarded loft via retractable ladders, airing cupboard housing the Worcester Bosch boiler.

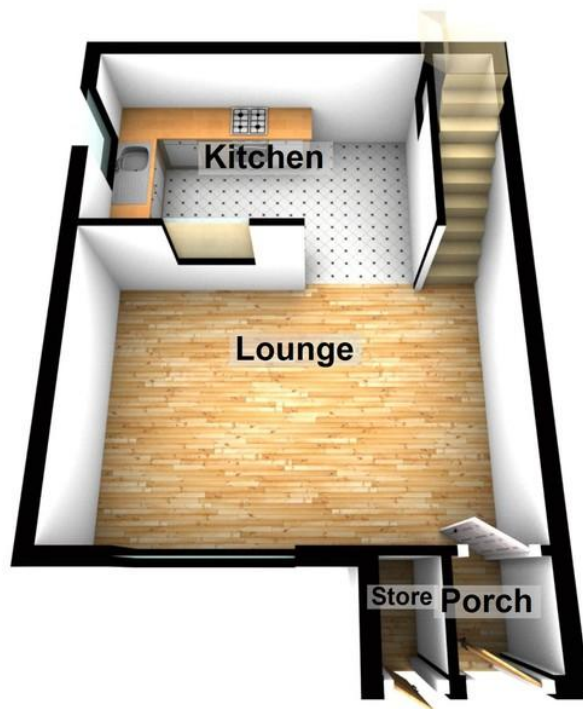
BEDROOM

13' 6" x 9' 4" (4.14m x 2.85m) With fitted carpeting, fitted wardrobes, radiator, uPVC double glazed window.

BEDROOM

13' 6" x 6' 8" (4.14m x 2.05m) With fitted carpeting, fitted wardrobes, radiator, uPVC double glazed window.

Ground Floor



First Floor



SHOWER ROOM

7' 9" x 5' 6" (2.37m x 1.68m) Comprising low level wc, hand wash basin, double shower cubicle, radiator, uPVC double glazed obscure window, partly tiled walls.

EXTERNAL

The property is positioned on a corner plot, offering low maintenance lawned areas with flower beds and shrubs to both the front and side. Parking is available via a car park which is located to the opposite side of the terrace.

ADDITIONAL INFORMATION

SERVICE CHARGE: £10 per month.

TENURE: Leasehold, circa £30 p.a. - Solicitor to confirm details.

COUNCIL BAND: B

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

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.