



Ashfield Crescent

Springhead, Saddleworth

£179,950

- Open Aspect To Rear
- Extended Semi Detached
- Three Bedrooms
- Two Reception Rooms
- Driveway Parking For 4 Cars
- Detached Garage
- Gardens Front & Rear
- Energy Rating D



Playing fields and open views to the rear make a rear difference to the feel of this extended semi detached family home with two reception rooms and three bedrooms. Off road parking is by means of a block paved driveway for four cars and a detached garage including light and power. Gardens can be found to both the front and rear of the house with well regarded local schools close by making this a real family home. Internally comprising: hallway with cloaks cupboard, lounge, dining room and fitted kitchen to the ground floor. The first floor landing provides access to three bedrooms and a modern bathroom. The house is not overlooked to the rear and viewings certainly come recommended.

HALL

Accessed via a uPVC double glazed entrance door, uPVC double glazed side windows, fitted carpet, radiator, cloaks cupboard.

LOUNGE

10' 6" x 17' 5" (3.22m x 5.31m) With laminate flooring, radiator, large uPVC double glazed window, modern wall mounted gas fire.

DINING ROOM

19' 6" x 8' 3" (5.96m x 2.52m) With oak flooring, radiator, uPVC double glazed french doors leading to the garden, breakfast bar.

KITCHEN

16' 0" x 8' 7" (4.90m x 2.64m) With fitted wall and base units, coordinating worktops, plumbing for washing machine, one and a quarter stainless steel sink and drainer, integrated dishwasher, space for tumble dryer, wall mounted combi boiler, double oven and grill, four ring gas hob, breakfast bar, tiled flooring, radiator, splash back tiling, uPVC double glazed window.

LANDING

With fitted carpet, uPVC double glazed window with view towards Hartshead Pike, storage cupboard, loft access.

BEDROOM ONE

10' 2" x 11' 10" (3.11m x 3.62m) With fitted carpet, radiator, uPVC double glazed window, fitted wardrobes.

BEDROOM TWO

10' 9" x 9' 3" + entrance (3.29m x 2.82m + entrance) With fitted carpet, radiator, uPVC double glazed window.

BEDROOM THREE

6' 9" x 8' 2" (2.08m x 2.51m) With fitted carpet, radiator, uPVC double glazed window.

BATHROOM

6' 9" x 5' 4" (2.07m x 1.64m) Comprising low

level WC, wash hand basin, bath with shower over, uPVC double glazed obscure window, heated towel rail, part tiled walls.

EXTERNAL

A block panel driveway for four cars runs from front to rear and a detached single garage with up and over door, light, power and side access door provide secure parking or storage. A lawn garden at the front provides distance from the pavement with mature shrubs giving privacy. To the rear is an enclosed garden with decked patio, lawn, further patio area and open views over playing fields.

ADDITIONAL INFO

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

COUNCIL BAND: C

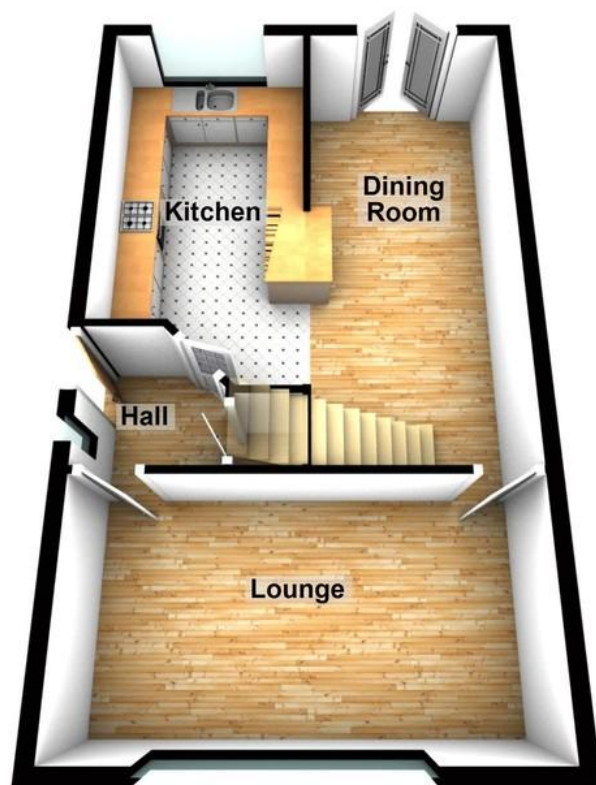
GLAZING: uPVC Double glazing throughout.

HEATING: Gas fired central heating with combi boiler.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



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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 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.