



Old Croft

Springhead, Saddleworth

£335,000

- Detached Property
- Four Bedrooms (Two With En-Suite)
- Well Kept Landscaped Gardens
- Block Paved Driveway
- Modern Finish Throughout
- Far Reaching Views
- Sought After Position
- Energy Rating D



This four bedroom detached family house which is positioned in a quiet cul de sac location and has everything needed for modern family life. The house is well presented with four good size bedrooms (two en-suite), large conservatory, utility room, very well kept gardens and fantastic far reaching views.

Kids Planet Nursery, Springhead Infant and Knowsley Junior School are all with easy walking distance and the house falls within catchment for Saddleworth High School. Well positioned via road to other Saddleworth villages, Oldham town centre and other towns and cities by car or bus. Mossley and Greenfield railway stations are a few minutes away by car.

Internally comprising of entrance hallway, lounge with cast iron stove, modern kitchen/diner, utility room, storage room, spacious conservatory, two bedrooms and a family bathroom to the ground floor. Off the first floor landing are two further double bedrooms, both of which are en-suite. Warmed with gas fired central heating (Worcester-Bosh combi) and fully double glazed throughout.

Parking comes with the property via a block paved driveway accessed via wrought iron gates. There is also a good sized lawn to the front of the property. Leading out from the conservatory is a large decked patio area with steps leading to a

further lawn area. The garden is fully enclosed with boundary hedges and fencing is very well kept and accessed down both sides of the house.

The property is being sold with a Freehold title and viewings can be arranged 7 days a week on 01457 810076.

HALL

Accessed via a glazed composite entrance door and with uPVC double glazed side window, fitted carpeting, vertical radiator, cloaks cupboard and under stairs storage.

LOUNGE

20' 1" x 12' 4" (6.14m x 3.77m) With fitted carpeting, radiator, cast iron multi fuel stove with oak surround and mantle, dual aspect double glazed windows including bay window.

KITCHEN/DINER

15' 5" x 11' 1" (4.72m x 3.39m) Fitted with a range of modern wall and base units and Earth stone worktops including drainer and breakfast bar, double Smeg oven and grill, induction hob, extractor hood, integral

microwave, integral fridge/freezer, 1 1/4 stainless steel sink with instant boiling and filtered cold water tap and mixer tap, tiled underfloor heating, uPVC double glazed French doors and side windows leading to the conservatory, two uPVC double glazed front facing windows.

CONSERVATORY

19' 4" x 9' 5" (5.91m x 2.89m) With two radiators, uPVC double glazed windows, uPVC double glazed French doors to the garden, central ceiling light and fan.

UTILITY ROOM

8' 4" x 5' 9" (2.56m x 1.77m) Fitted with base units and worktops, stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer,

Worcester-Bosch combi boiler, radiator, uPVC double glazed windows, tiled floor.

STORE

10' 0" x 8' 8" (3.06m x 2.66m) Accessed via an up and over door and pedestrian door externally and with a separate entrance from the utility room. The room power, light and provides a multitude of uses.

BEDROOM

11' 7" x 8' 9" (3.55m x 2.69m) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed window with pleasing views.

BEDROOM

11' 9" x 10' 2" (3.59m x 3.10m) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed





window with pleasing views.

BATHROOM

10' 0" x 6' 5" (3.06m x 1.97m) Comprising low level wc and hand wash basin, whirlpool bath, separate shower cubicle, heated towel rail, fully tiled walls and floor, underfloor heating, uPVC double glazed obscure window.

LANDING

With fitted carpeting, two Velux windows.

BEDROOM

14' 3" x 12' 11" (4.35m x 3.95m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes, Velux window including blackout blind.

ENSUITE

7' 8" x 7' 1" (2.35m x 2.18m) Comprising low level wc, hand wash basin with vanity storage cupboard, whirlpool bath, walk in shower cubicle, partly tiled walls, fully tiled floor with underfloor heating, Velux window.

BEDROOM

16' 0" x 8' 6" (4.90m x 2.61m) With fitted carpeting, radiator, uPVC double glazed window offering far reaching views.

ENSUITE

7' 1" x 4' 5" (2.17m x 1.35m) Comprising low level wc, modern glass pedestal hand wash basin, shower cubicle, fully tiled walls and floor, underfloor heating, Velux window.

EXTERNAL

Accessed via wrought iron entrance gates, there is off road parking with a block paved driveway. The well kept front lawn has flower borders and a low brick wall boundary. Access to the rear outdoors space can be gained around both sides of the property. At the rear is a large decked patio with ample space for garden furniture. A small retaining wall separates the decking from a lawn suitable for families and a further paved area houses the garden shed. The rear garden is fully enclosed with boundary conifers and fencing.

ADDITIONAL INFORMATION

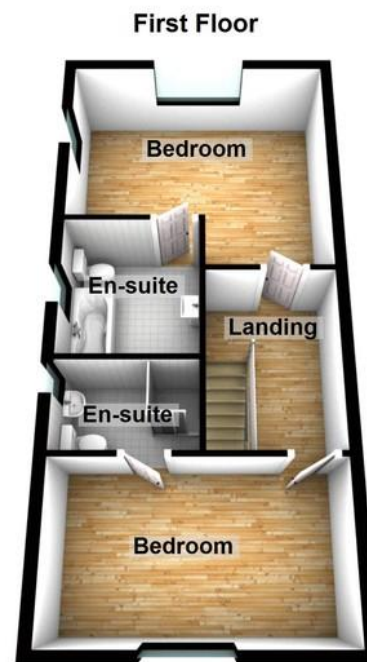
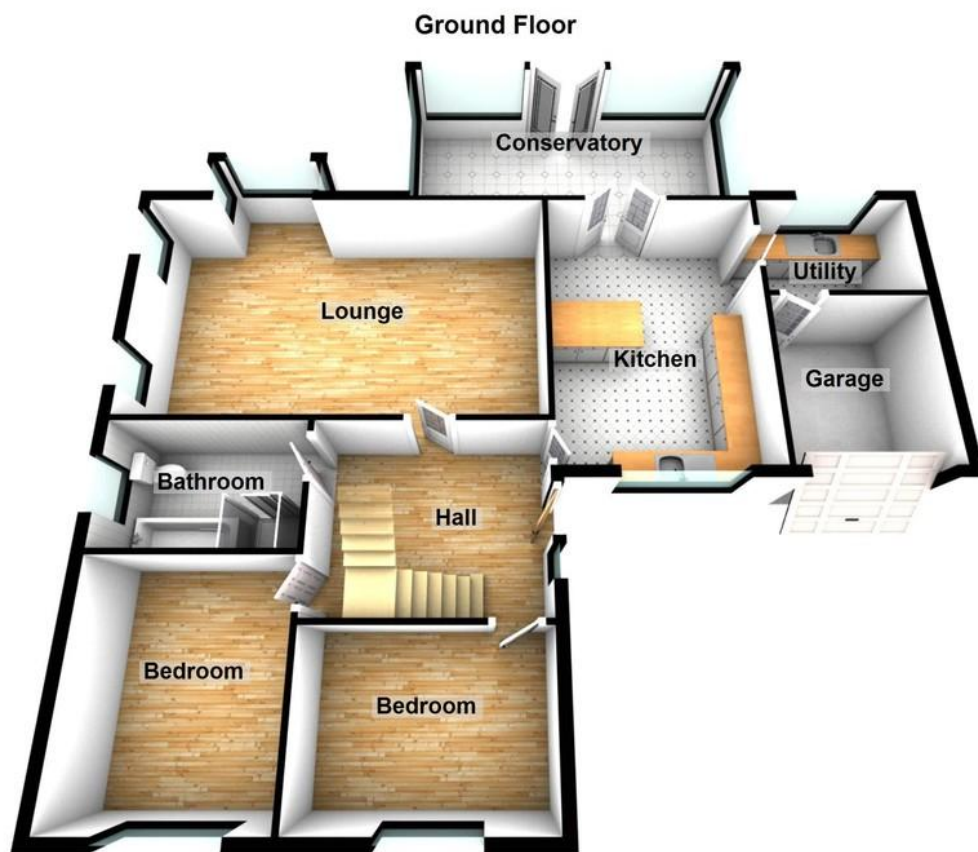
TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

SECURITY: There is full 7 camera HD CCTV throughout the property along with intruder alarm system including external motion detection.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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.