



11 Buckton Close

Diggle, Saddleworth

£325,000

- Detached Bungalow
- Two Bedrooms
- Garage & Driveway Parking
- Cul-De-Sac Location
- Useful Workshop & Storage Space
- Excellent Views From Lounge & Kitchen
- Close Proximity To Countryside Walks
- Energy Rating C





Positioned on a quiet cul-de-sac and with excellent views, this two bedroom bungalow is located on Buckton Close, Diggle. The property is just a short walk to the local primary school and the Diggle Post Office as well as nearby countryside walks including the Huddersfield narrow canal which can take you directly to Uppermill village. Whilst the property is currently well suited in it's current layout, there is further potential scope to develop the property with adding additional living space in the workshop and garage areas.

With a great plot the property internally comprises of: entrance hallway, kitchen, lounge, two bedrooms and bathroom, with the hallway and kitchen being underfloor heated. The property benefits from

additional storage cupboards in both hallways. There is a single garage with a workshop and extra storage space below the living accommodation.

Externally there is a split level garden which is a low maintenance patio and lawn area with mature boundary shrubbery and fencing. A feature seating area on the lawn area maximises from the far reaching views over surrounding landscape. There is off road driveway parking for two cars leading to a single integral garage.

Internal inspection is highly recommended, contact Kirkham Property 7 days a week to organise a viewing on Buckton Close, Diggle.

#### ENTRANCE HALL

Accessed via a secure entrance door and with uPVC double glazed windows, storage cupboard, door to second hallway.

#### KITCHEN

9' 7" x 8' 1" (2.94m x 2.48m) Fitted with wall and base units and granite worktops, granite splash back, Belfast sink and drainer, oven, gas hob, extractor hood, uPVC double glazed window offering far reaching views, integral appliances including fridge/freezer, washing machine and dryer, underfloor heating.

#### LOUNGE

15' 2" x 12' 1" (4.64m x 3.70m) With fitted carpeting, feature fireplace, radiator, uPVC double glazed window with excellent open views of the surrounding landscape.

## SECOND HALL

With fitted carpeting, radiator, storage cupboard, loft access (fully boarded with light and power.)

## BEDROOM

12' 11" x 11' 4" (3.96m x 3.46m Max) With fitted carpeting, radiator, fitted wardrobes and dressing table, uPVC double glazed window.

## BEDROOM

10' 2" x 8' 11" (3.12m x 2.73m) With uPVC double glazed patio door to garden, radiator, fitted carpeting.

## BATHROOM

8' 9" x 5' 6" (2.68m x 1.70m) Comprising low level wc, hand wash basin, bath with electric shower over, heated towel rail, radiator, uPVC double glazed obscure window, fully tiled walls and vinyl floor.

## GARAGE

A single garage accessed via an up & over door.

## WORKSHOP

14' 8" x 10' 9" (4.48m x 3.28m) A useful space with storage, lighting and radiator.

## STORAGE

An additional useful storage space.

## EXTERNAL

To the front of the property is a driveway for two cars leading to the garage. Lawn areas are found to the front. Steps lead to the entrance door. The rear garden is on two levels and is low maintenance and features patio, lawn, shrubs and enclosed with boundary fencing.

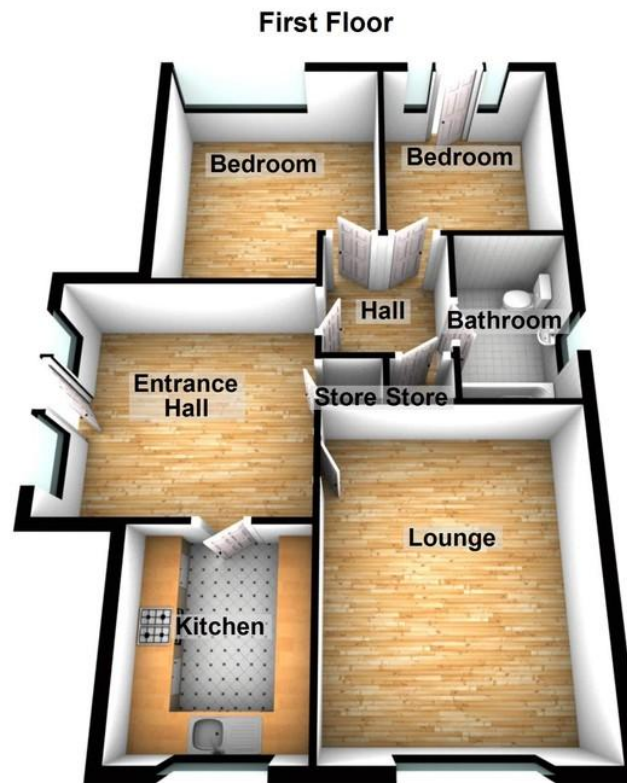
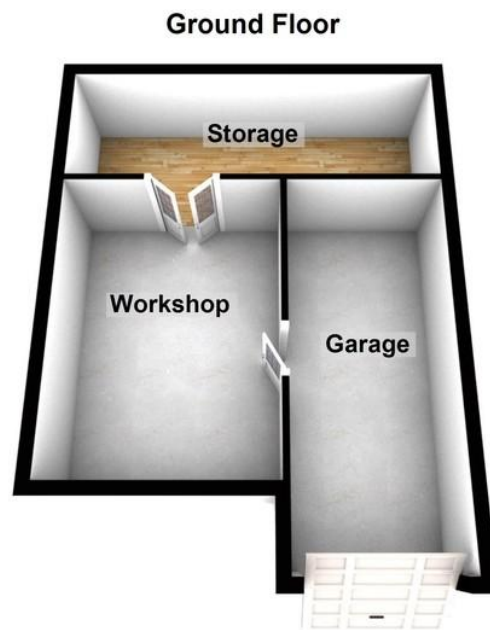
## ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





### Uppermill Office

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