



St. Chads Crescent

Uppermill, Saddleworth

£549,000

- Detached House
- Four Double Bedrooms
- Two Reception Rooms
- Generous Room Sizes Throughout
- Quiet Cul-De-Sac
- Within Easy Reach Of Uppermill Village
- General Modernisation Required
- Energy Rating E



Situated on a quiet Cul-De-Sac nearby to central Uppermill village is this four bedroom detached house on St. Chads Crescent. Generous room sizes are found throughout the house with potential and scope to create more open plan living by either creating a through kitchen/dining space or even with extending the property (subject to planning approval.) The property has been well maintained by the current owners but would benefit from some general modernisation.

Within walkable distance to Uppermill High Street where you can find your everyday amenities as well as highly regarded Primary and Secondary schools. This quiet location benefits from being a short distance to Greenfield Railway station as well as motorway links an approximate 20 minute drive away.

Internally comprising of entrance hallway, lounge, dining room, kitchen and utility room to ground floor. The first floor leads to four double bedrooms and family bathroom.

Externally there is outdoor spaces to the front, side and rear. Parking is available on road, driveway space to the front leading to single integral garage for further parking options.

Gas central heated and double glazed throughout, viewings can be arranged by calling Kirkham Property 7 days a week.

ENTRANCE PORCH

Accessed via a secure composite entrance door and with dual aspect uPVC double glazed windows, fitted carpeting.

HALLWAY

With fitted carpeting, radiator, storage cupboard, understairs storage.

LOUNGE

22' 0" x 14' 1" (6.71m x 4.31m) Fitted carpeting, radiator, dual aspect uPVC double glazed windows, feature fire and surround.

DINING ROOM

15' 7" x 9' 10" (4.77m x 3.00m) With fitted carpeting, radiator, dual aspect uPVC double glazed windows, space for large dining table furniture.

KITCHEN

14' 4" x 9' 10" (4.39m x 3.00m) Fitted with a range of wall and base units, coordinating worktops, integral oven and microwave, integral dishwasher, sink and drainer, hob and extractor hood, tiled floor, radiator, dual aspect uPVC double glazed windows.

UTILITY ROOM

6' 5" x 4' 11" (1.98m x 1.51m) Space for tumble dryer, plumbed for washing machine, space for fridge/freezer, tiled walls and floor, composite door to garden.

LANDING

With large uPVC double glazed window, fitted carpeting, loft access.

BEDROOM

14' 0" x 10' 11" (4.29m x 3.33m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

14' 0" x 10' 9" (4.29m x 3.30m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

14' 2" x 10' 11" (4.34m x 3.33m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes and dresser.

BEDROOM

10' 11" x 8' 5" (3.33m x 2.59m Min) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes.

BATHROOM

9' 2" x 7' 4" (2.81m x 2.26m) Comprising four piece suite of low level wc, bidet, hand wash basin, double shower cubicle, radiator, fully tiled walls and floor, uPVC double glazed obscure window.

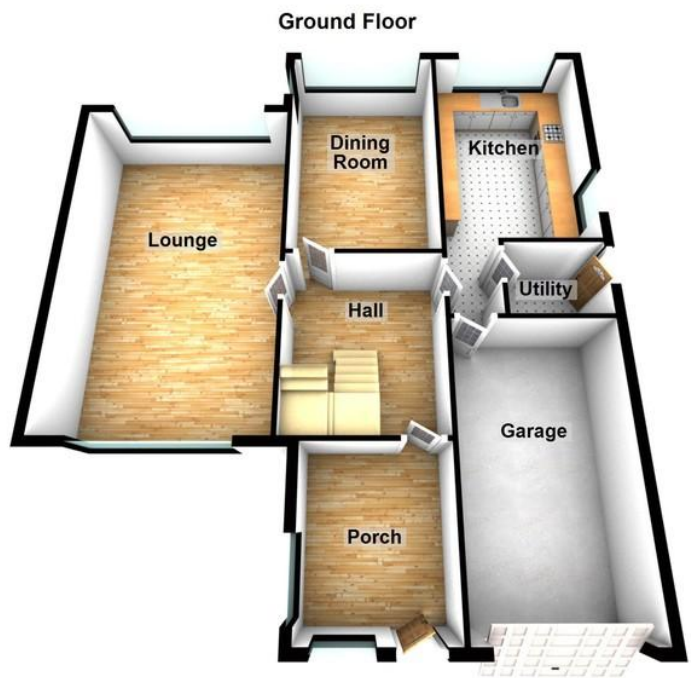
GARAGE

17' 8" x 9' 9" (5.41m x 2.98m) Accessed via a roller shutter garage door and with power and lighting.

EXTERNAL

At the front is a driveway for one car leading to single integral garage. A low maintenance landscaped garden leads to the front door and wraps around one side of the house. The rear garden features in brief tiered patio areas, pond, space for greenhouse, mature flora and views of the nearby stream can be seen from the rear of the garden. The garden is surrounded by boundary hedging and offers a peaceful setting.





ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

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