



Saddleworth Road, Barkisland, HX4 0HS  
£290,000

**E&H** Edkins Holmes  
ESTATE AGENTS

Located on Saddleworth Road in the charming village of Barkisland, this mid-terrace cottage offers a delightful blend of modern living and traditional character. With two well-proportioned bedrooms, plus a versatile attic room, this property is perfect for a professional couple/family or those seeking extra space for guests or a home office.

Upon entering, you will be greeted by a stylishly modernised interior that boasts an open plan living and dining kitchen area, ideal for both entertaining and everyday family life. The contemporary design is complemented by an abundance of natural light, creating a warm and inviting atmosphere throughout the home.

The newly fitted bathroom adds a touch of luxury, ensuring that your daily routines are both comfortable and convenient. Outside, the property features an enclosed lawn and patio garden, providing a private outdoor space for relaxation, gardening, or al fresco dining.

This home is not only aesthetically pleasing but also practical, making it a wonderful choice for those looking to settle in a peaceful yet vibrant community. With its excellent local amenities and picturesque surroundings, this property on Saddleworth Road is a must-see for anyone seeking a stylish home in a desirable location.



Entrance Hall

Radiator. Composite door to front elevation.

Lounge / Diner 24'7" x 14'2" (7.510 x 4.343)

Two feature fireplaces. Exposed beams and stone wall. Understairs storage. Two radiators. UPVC double glazed window to front elevation.

Kitchen 11'4" x 7'2" (3.462 x 2.195)

Open plan to Lounge / Diner. Fitted kitchen with wall and base units. Composite one bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge / freezer. Boiler. Radiator. Composite door to rear elevation. UPVC double glazed window to rear elevation.

Utility Cupboard

Plumbing for washing machine.

Landing

Stairs leading from entrance hall. Stairs leading to attic room.

Bedroom One 13'0" x 11'5" (3.971 x 3.484)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 8'2" x 8'11" + 11'3" x 7'1" (2.497 x 2.722 + 3.436 x 2.179)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Towel radiator. Extractor fan. Velux window.

Attic Room 8'10" x 14'6" max (2.710 x 4.421 max )

Under eaves storage. Velux window.

Parking

Driveway parking for one car. Two allocated parking spaces in residents car park.

Rear Garden

Lawn and patio garden.

Council Tax Band

C

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
maker.coins.cloak

Disclaimer

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