



Wall Hill Road, Dobcross, Saddleworth

£285,000



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## Wall Hill Road, Dobcross, Saddleworth

Situated within walking distance of amenities within the village of Dobcross is this larger than average two bedroom, stone end of terrace property. Plenty of space is on offer throughout and is further benefitted with its own garden to the rear.





Situated within walking distance of amenities within the village of Dobcross is this larger than average two bedroom, stone end of terrace property. Plenty of space is on offer throughout and is further benefitted with its own private garden to the rear.

Internally comprising of entrance porch, kitchen/dining room, lounge, rear porch and bathroom to the ground floor. The first floor landing leads to the main bedroom with a further set of stairs to the second floor. From the second floor landing there is access to a further double bedroom.

Both the first and second floor landing spaces are very generous in sizing with potential use as home offices or as additional bedroom spaces.

To the rear of the property is your own garden which is elevated and features a good size lawn and patio. Ample street parking is available on Wall Hill Road, if required there is the possibility of including off road parking by removing your lawned garden.



Dobcross is one of Saddleworth's most popular villages with charm and character throughout, with the benefit of being only a short distance to nearby Uppermill and Diggle villages where everyday amenities can be found.

With full gas central heating, double glazing and character throughout the home, there is plenty on offer for the prospective buyer. To enquire further, please call the office 7 days a week.

## Entrance Porch



## Lounge

4.26m x 3.6m (13'11" x 11'9")

Carpeted throughout and with feature cast iron fireplace & surround, double glazed window with pleasing outlook, radiator.

## Rear Porch

1.95m x 1.15m (6'4" x 3'9")

Composite stable door to rear garden, tiled flooring, radiator, double glazed side window.

## Bathroom

3.35m x 1.45m (10'11" x 4'9")

Comprising modern three piece bathroom suite of low level wc, hand wash basin, p shaped bath with rainfall shower over and screen, tiled flooring and walls, radiator, two obscured double glazed windows.



## First Floor Landing

4.26m x 3.6m (13'11" x 11'9")

Large landing space (currently used as an office space) with double glazed window, radiator, laminate flooring, further stairs to second floor.

## Bedroom

4.26m x 3.6m (13'11" x 11'9")

With double glazed window and great open outlook, carpeting, radiator, feature fireplace and surround.

## Second Floor Landing

4.26m x 3.6m (13'11" x 11'9")

Another generous sized landing area with double glazed side window, radiator, exposed roof beams.



## Bedroom

3.6m x 3.35m (11'9" x 10'11" Min.)

Exposed roof beams add plenty of charm to this bedroom. There is ample space for a double bed along with a double glazed window, radiator and carpeting.

## Externally

Accessed via a service road off Wall Hill Road, there is a good sized country style garden with a raised lawn, patio area and low maintenance shrubs. A pleasing outlook is on offer from the garden which is south facing. A further small patio is directly to the rear of the property. Parking is available on street on Wall Hill Road.

## Additional Information

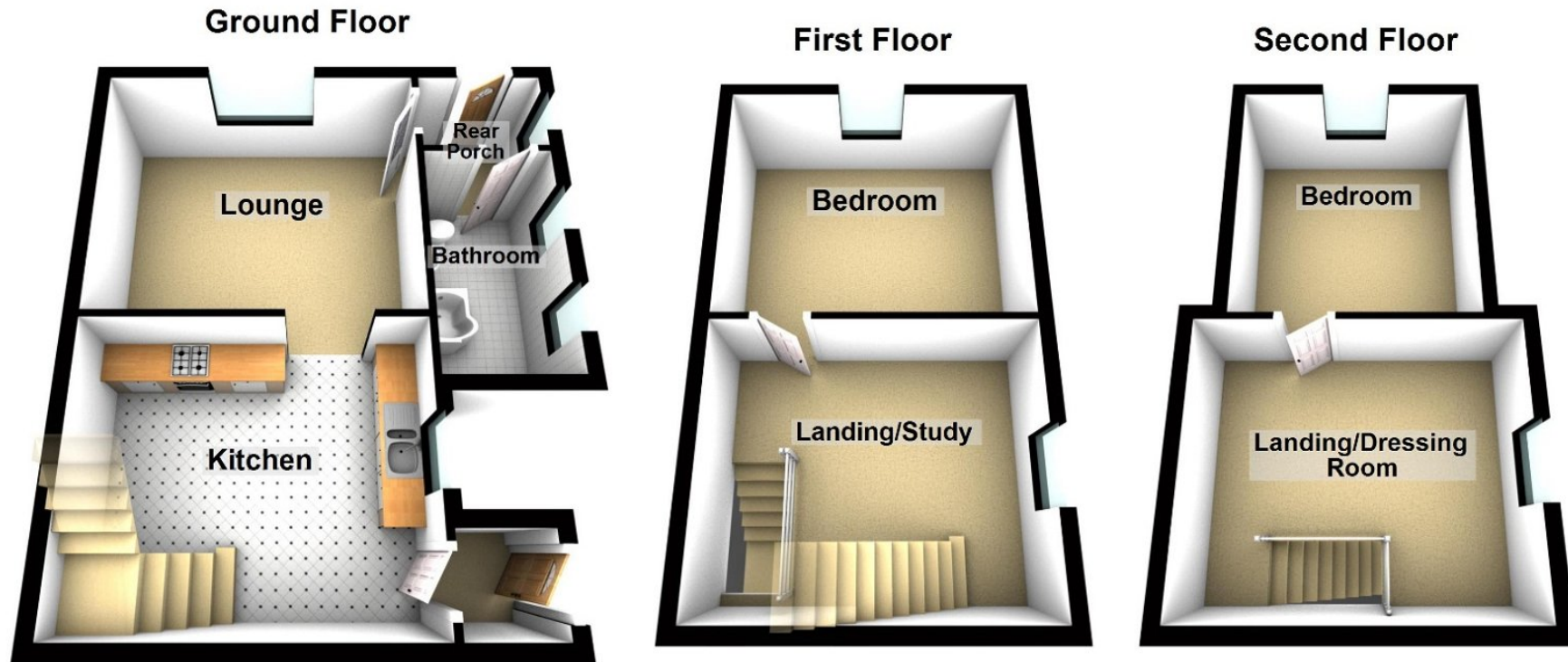
TENURE: Freehold - Solicitor to confirm.

GROUND RENT: N/A

SERVICE CHARGE: N/A







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