



Brownhill Lane, Uppermill, Saddleworth

£375,000



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Brownhill Lane, Uppermill, Saddleworth

This bay fronted semi detached house occupies a highly sought after position with elevated far reaching views to front and in particular the rear. Tucked away off Uppermill's High Street, the home is located in a highly sought after Uppermill position and is sold with no onward chain.





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Internally there is an entrance hallway with door into a spacious lounge with bay window and feature gas fire. French doors open into a conservatory which leads out to the rear garden. The kitchen is accessed off the hallway. Off the first floor hallway are two double bedrooms, both have a lovely outlook. There is also a four piece bathroom suite. A loft hatch from the landing opens into the boarded loft space.

Externally, there is a front parking space for one car with steps up to the entrance door and front patio. A side path goes to the rear garden. The rear garden is a real gem and is an exceptionally large size. Featuring paved patio area, large south facing lawn and further off street parking to the rear for two cars. Enclosed to the perimeter with boundary hedging, shrubbery and established trees.



Being sold with no onward chain, the property has full double glazing and heating is via a Worcester combi boiler. This highly desirable location ensures the home will be quick to sell. Contact the Uppermill office 7 days a week to arrange your viewing.

Entrance Hall

Accessed from a secure entrance door into a hallway with feature stained glass windows. The hallway has the staircase rising to the



Conservatory

3.41m x 3.41m (11'2" x 11'2")

Double glazed windows flood the room with natural light. Double doors lead to the garden and the conservatory has tiled flooring with a radiator.

Kitchen

3.43m x 2.58m (11'3" x 8'5")

Fitted with high gloss wall and base units, coordinating work surfaces, double Neff oven, Neff induction hob, stainless Neff extractor hood, integrated fridge/freezer, integrated dishwasher, integrated washing machine and 1 1/2 stainless sink with drainer. The kitchen also has a useful under stairs pantry cupboard, natural light is from a large double glazed window to the rear. A side door leads out to the side of the home.

Landing

With fitted carpeting, double glazed side window and loft hatch with pull down ladder. The loft space is boarded with light, potentially offering additional living space subject to planning.



Bedroom

6.15m x 3.33m (20'2" x 10'11" Max.)

A spacious double bedroom with fitted wardrobes, fitted drawers and dressing table. Two double glazed windows to the front offer a scenic outlook. The bedroom has fitted carpeting and a radiator.

Bedroom

3.42m x 2.72m (11'2" x 8'11")

With fitted carpeting, radiator and double glazed window with lovely views over the rear garden.

Bathroom

2.52m x 2.46m (8'3" x 8'0" Max.)

Comprising a four piece suite of low level wc, hand wash basin, corner shower cubicle and panelled jacuzzi bath with mixer attachment. Dual aspect obscured windows offer natural light, the bathroom has a radiator and a heated towel rail.



Externally

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Additional Information

TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: n/a

COUNCIL BAND: D (£2352.39 per annum.)

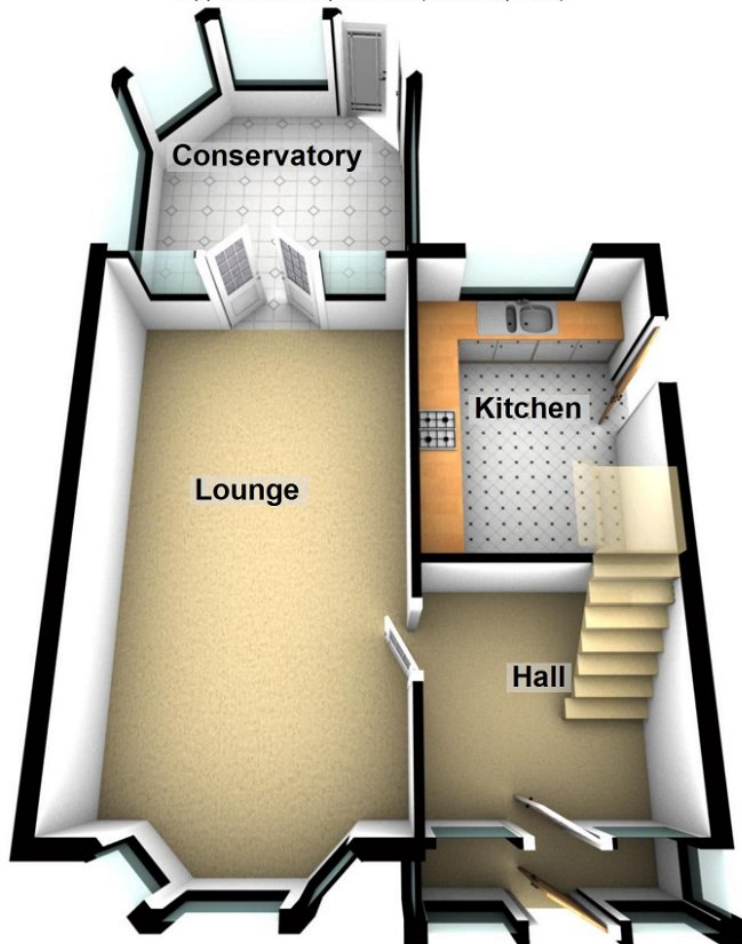
VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.





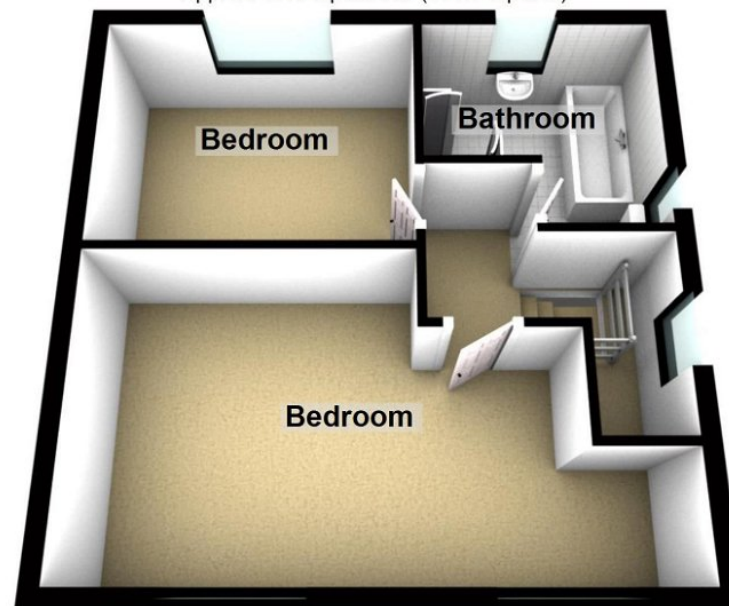
Ground Floor

Approx. 50.2 sq. metres (540.8 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.5 sq. feet)



Total area: approx. 87.3 sq. metres (939.4 sq. feet)

Uppermill Office

35 High Street
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Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

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