



## 10 Delph Lane Saddleworth, OL3 5UP

Situated in the sought-after village of Delph, this spacious and well-maintained two-bedroom stone-built terraced property offers excellent potential to create a superb home, with beautiful countryside right on the doorstep. Internally, the property comprises an entrance vestibule leading into a welcoming and generously sized lounge, along with a fitted kitchen diner to the rear. To the first floor, there is a good-sized master bedroom, a further double bedroom enjoying fabulous views across the valley, and a family bathroom. Externally, the property benefits from a front garden, while to the rear there is a garage and a private garden beyond. The garden features a well-proportioned lawned area extending towards open field views, creating a peaceful and attractive outdoor space. Delph Lane is conveniently located within easy reach of the village centre, offering a variety of cafés, pubs, and local amenities, as well as picturesque walks and stunning surrounding countryside. There are several well-regarded primary schools nearby, along with the popular Saddleworth School in Diggle, making this an excellent choice for families.



**Stone built mid terraced**

**Two Bedroom**

**Garage**

**Rear Private Garden**

**Walking distance to Delph Village**

**No chain**

**£295,000**

# 10 Delph Lane

## Saddleworth, OL3 5UP

£295,000

### Living Room 13' 1" x 13' 0" (4.0m x 3.95m)

Living room with feature fireplace

### Kitchen/Diner 8' 5" x 13' 0" (2.56m x 3.95m)

Kitchen fitted with a range of cupboards, wall units and work surfaces

### Family Bathroom 5' 8" x 6' 11" (1.72m x 2.12m)

Three piece bathroom suit comprising panel bath, pedestal wash basin and W/C

### Bedroom 1 10' 11" x 13' 0" (3.34m x 3.95m)

Front main bedroom with fitted double cupboard wardrobe

### Bedroom 2 11' 0" x 5' 8" (3.36m x 1.72m)

To the rear double bedroom



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

