HUNTERS®

HERE TO GET *you* THERE

Huddersfield Road

Delph, Saddleworth, OL3 5EG

Offers Over £170,000

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- DESIRABLE LOCATION
- NEWLY-RENOVATED
- ONE DOUBLE BEDROOM
- OUTDOOR PATIO AREA
- GCH & uPVC DOUBLE GLAZING
- GROUND FLOOR APARTMENT
- OFF ROAD PARKING
- HOME OFFICE
- AMPLE STORAGE SPACE
- NO CHAIN

Tel: 0161 669 4833

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Offers Over £170,000

Nestled in the picturesque village of Delph in Saddleworth, this beautifully renovated, one-bedroom, 19th century, traditional stone, ground floor apartment offers the perfect blend of comfort, convenience and countryside charm. Whether you're taking your first step onto the property ladder, looking to downsize, seeking a peaceful work-from-home base, or searching for a smart investment opportunity, this lovely home ticks all the boxes.

Indoor Space (51 sqm / 549 sq ft)

Step inside and you'll find a welcoming living/dining room – a warm and inviting space to relax, unwind or entertain guests. The newly renovated interior has been thoughtfully designed and is presented to a high standard throughout, meaning you can simply move in and start enjoying your new home from day one.

The property features:
• A cosy double bedroom
• A stylish, tastefully designed bathroom
• A fitted kitchen with Belfast sink, washing machine & dryer
• A dedicated work-from-home (WFH) office space with storage
• Double glazing and central heating for year-round comfort

Outdoor Space (12 sqm / 131 sq ft) + Parking

Outside, the property continues to impress. To the front, a charming stone patio provides the perfect spot for morning coffee, alfresco dining or soaking up the afternoon sun. There is also a dedicated parking space for one vehicle – a valuable addition in this sought-after village setting.
Location

Located on Huddersfield Road on the outskirts of Delph, you'll enjoy a peaceful village atmosphere with local shops, amenities and the popular Old Bell Inn just a short stroll away. For commuters, the M62 motorway is within easy reach, offering excellent transport links to Oldham, Manchester, Huddersfield and Leeds. And for nature lovers, beautiful countryside walks and the stunning Peak District National Park are right on your doorstep.

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Porch
3'11" x 3'7" (1.2m x1.1m)
Composite entrance door, combi boiler and consumer unit.

Lounge
14'9" x 14'1" (4.5m x 4.3m)
Upvc double glazed window, radiator. built in cupboards.

Kitchen
15'1" x 4'7" (4.6m x 1.4m)
Fitted wall and base units with work surfaces and tiled splashback. Neff electric oven; Belfast sink; Lamona electric hob and extractor hood; Bosch integrated microwave & dishwasher; Hotpoint washing machine & tumble dryer. Water stop tap.

Pantry
5'10" x 3'11" (1.8m x 1.2m)
Gas meter, extractor fan, underfloor sump pump.

Bedroom
15'5" x 7'2" (4.7m x 2.2m)
Upvc double glazed window, radiator.

Bathroom
6'10" x 6'6" (2.1m x 2.0m)
3-piece suite comprising bath with shower over and glass shower screen, washbasin and low-level WC. UPVC double glazed window, radiator.

Office/Study
6'10" x 6'6" (2.1m x 2.0m)
Storage cupboard.

Externally
Tiled stone patio. Access to clothes line.

N.B The garden in front of the apartment is open plan and unfenced with right-of-way access for residents of 25, 27, 29 and 31 Huddersfield Road. Each of these properties has a dedicated portion of the garden on title, plus clothes hanging rights. The #25 share is the tiled patio (as shown on the Floor Plan) and does not include any of the grassed area. Prospective purchasers, particularly those with pets, are advised to take this into consideration.

Car Park
15'9" x 7'10" (4.8m x 2.4m)
Dedicated parking space up small flight of steps directly outside the apartment.

Material Information - Oldham
Tenure Type; Leasehold
Leasehold Years remaining on lease; 999
Leasehold Ground Rent Amount, £0 (No ground rent payable)
Council Tax Banding; To Be Advised - Currently awaiting council tax banding.

Floorplan

GROUND FLOOR
PANTRY
KITCHEN
STORE
OFFICE/STUDY
BEDROOM
LOUNGE
BATHROOM
PATIO
HUNTERS
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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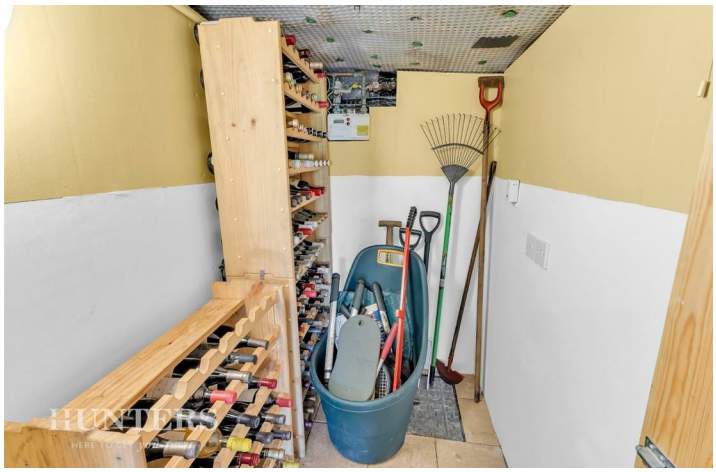
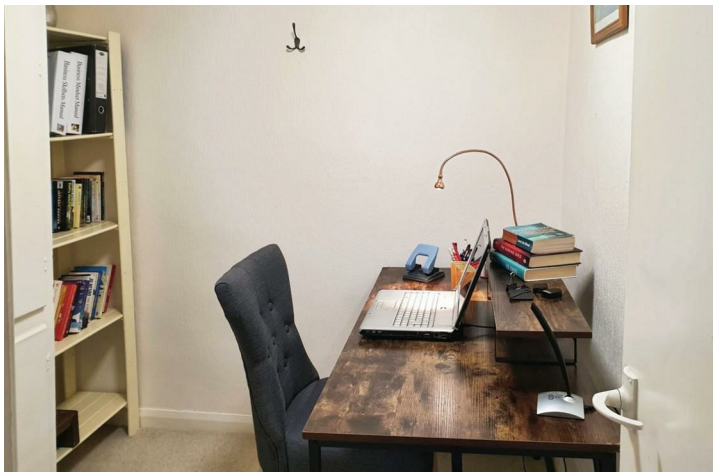


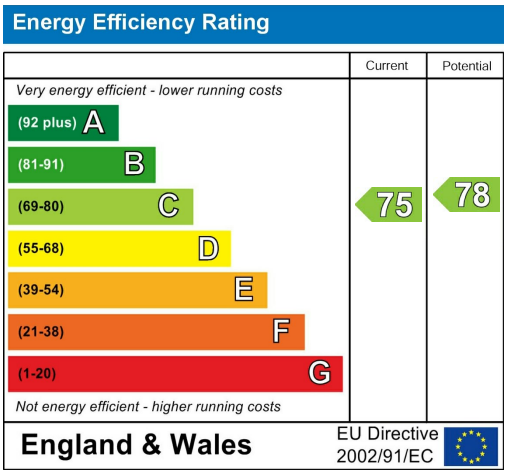
TUMBLE DRYER

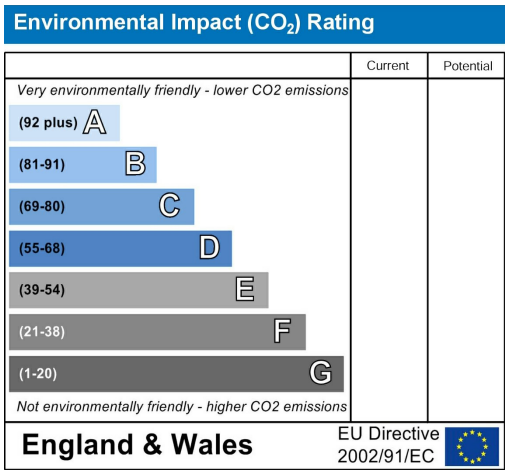


WELCOME TO
NANCY'S RETREAT

25

Energy Efficiency Graph

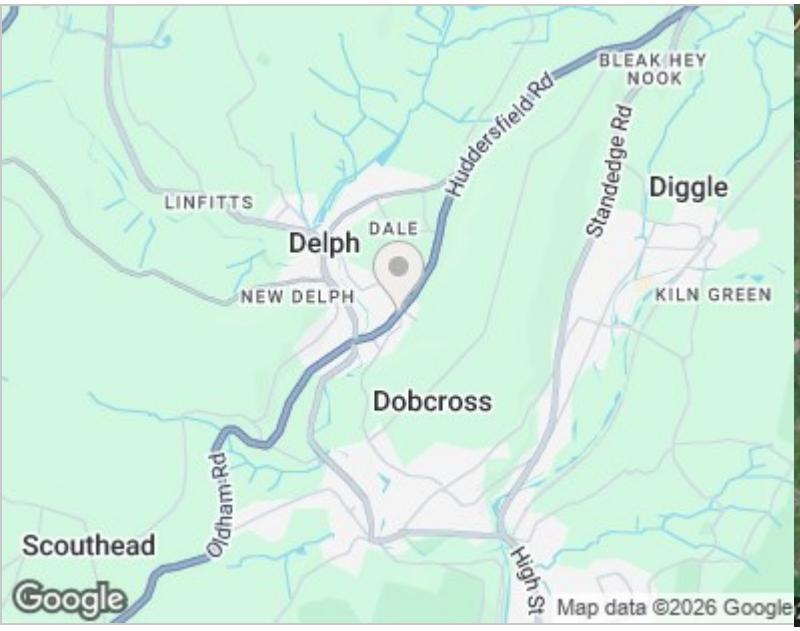




Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map

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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman