



Hill End Road, Delph, Saddleworth, OL3 5JA

RESIDENTIAL DEVELOPMENT PLOT IN DELPH - A fantastic opportunity for a self-build/developer to erect an architecturally designed, four bedroom, stone built, family home within walking distance of Delph village.

The plot extends to approximately 0.2 acres and includes garage, space for driveway and private gardens.

OFFERS INVITED £220,000

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The property has detailed plans approved which would consist of four bedrooms, two reception rooms, downstairs cloakroom/wc and en-suite to the master bedroom. Whilst the property sits within a secluded gated site, Delph village and all its amenities is just a short stroll away. The current plans will include gardens to the front and rear however further adjoining land can be made available by separate negotiation if required.

Please contact Alan Kirkham Uppermill on 01457 810076 for further information.

PROPOSED ROOM SIZES

LOUNGE 15' x 16' (4.57m x 4.88m)

DINING ROOM 15' x 16' (4.57m x 4.88m)

KITCHEN 16' x 10' (4.88m x 3.05m)

MASTER BEDROOM 15' x 16' (4.57m x 4.88m)

BEDROOM TWO 15' x 10' (4.57m x 3.05m)

BEDROOM THREE 8' 6" x 10' (2.59m x 3.05m)

BEDROOM FOUR 8' 6" x 10' (2.59m x 3.05m)



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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