



102 Wall Hill Road

Dobcross, Saddleworth

£269,000

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- South Facing Garden With Views
- Driveway For Two Cars
- Private Position
- No Onward Chain
- Energy Rating D



Being sold with no onward related chain is this extended three bedroom semi-detached property with fabulous south facing views from the rear garden and off road parking for two cars at the front. Located in a private position of Dobcross and not overlooked this well presented family home comprises of; entrance porch, lounge, dining room, kitchen with dining area located in the conservatory extension. Stairs rise to upper floor with three bedrooms and shower room. The house is warmed with gas fired central heating and is double glazed throughout.

There is a double driveway to the front along with a lawn garden which could be altered to

accommodate more parking if required. The rear garden has a decked patio area and artificial grass which then leads to a lower gravel area with two wooden garden sheds and a wood store to the side. The rear garden is south facing and has far reaching views.

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ENTRANCE PORCH

The porch provides access to the lounge with uPVC double glazed windows.

LOUNGE

11' 1" x 17' 10" (3.4m x 5.44m) A modern room with working log fire to the chimney, uPVC double glazed bay window, solid wood flooring and radiator.

DINING ROOM

7' 11" x 17' 10" (2.43m x 5.44m) Solid wooden flooring, uPVC double glazed side bay window, built in storage cupboard under the stairs, feature lighting, double doors to conservatory.

CONSERVATORY

18' 8" x 8' 0" (5.7m x 2.45m) The conservatory extension houses both the kitchen and separate dining/sitting area.

KITCHEN AREA

Fitted with a selection of wall and base units with coordinating tops, integral fridge, freezer and washing machine, gas hob, electric oven, breakfast bar.

DINING AREA

Providing space for a small table and chairs, uPVC double glazed patio doors with access to garden and dining room.

STAIRS AND LANDING

Stairs from the lounge lead up to the upper landing with a uPVC double glazed side facing window, access to fully insulated loft via ceiling hatch, built in storage cupboard.

BEDROOM

11' 9" x 9' 0" (3.6m x 2.75m) Bay fronted master bedroom with views of surrounding countryside, built in wardrobes, radiator, fitted shutters, uPVC double glazed bay window.

BEDROOM

11' 9" x 10' 9" (3.6m x 3.3m) Fitted wardrobes, radiator, uPVC double glazed window with far reaching views of surrounding countryside.

BEDROOM

6' 6" x 6' 2" (2m x 1.9m) Single room, currently used as office/study, radiator, uPVC double glazed window.

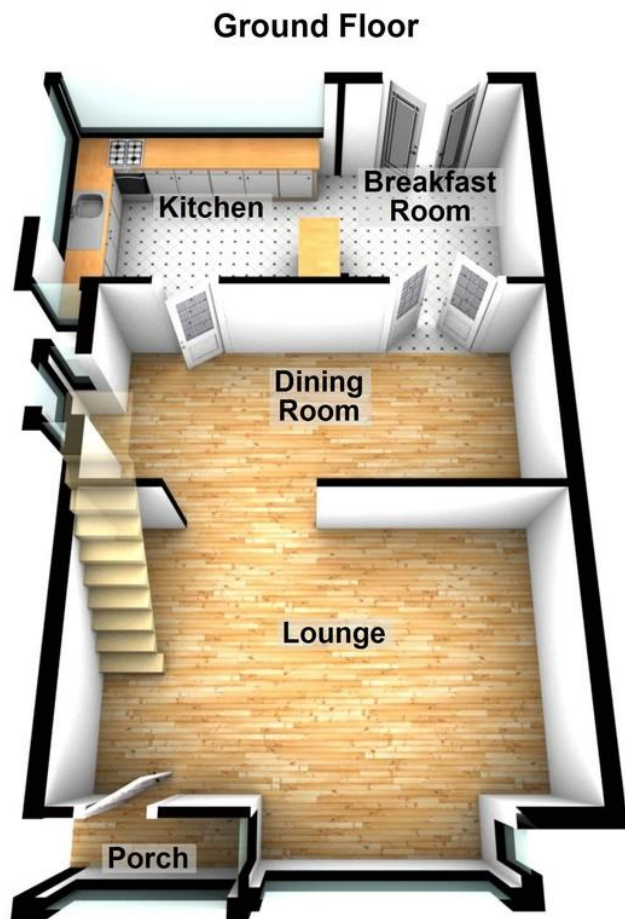
SHOWER ROOM

Fitted with a three piece suite comprising low level WC, wash hand basin, shower cubicle with electric shower.

EXTERNALLY

A parking bay to the front provides off-road parking spaces for two cars. The front garden is mainly laid to lawn with a pathway leading to the front door and side. To the rear there is a south facing garden with artificial grass and a raised decked area with steps down to a gravel area and two wooden garden sheds. There is also a wood store to the side of the house with secure locked gate and fantastic open views to the rear.





ADDITIONAL INFORMATION

TENURE: Freehold

COUNCIL BAND: D

VIEWING ARRANGEMENTS:

Strictly by appointment with the agents.

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