



Saddleworth Road, Barkisland, HX4 0AJ
£380,000

E&H Holmes
ESTATE AGENTS

Situated on a large plot with rural views is this three bedroom, detached, true bungalow in the heart of Barkisland Village. In need of modernisation and with potential for further development (subject to planning permission) this property would suit a wide range of buyers.

The accommodation, in brief, comprises: Entrance hall, dining kitchen, lounge open plan to sunroom, three bedrooms and the house shower room. Externally there is a driveway for 2/3 cars leading to the garage and lawn garden to the front. To the rear there is an extensive lawn and patio garden with mature planting.



Entrance Hall

Cupboard. Radiator. UPVC double glazed door to front elevation.

Lounge 12'4" x 13'1" (3.774 x 4.007)

Electric fire. Radiator.

Sun Room 5'0" x 10'3" (1.531 x 3.148)

Radiator. UPVC double glazed door to rear elevation. UPVC double glazed windows to rear and side elevation.

Dining Kitchen 9'8" x 17'3" (2.948 x 5.278)

Fitted kitchen with wall and base units. One and a half bowl asterite sink. Electric oven. Electric hob. Cooker hood. Plumbing for washing machine. Radiator. UPVC double glazed door to front elevation. UPVC double glazed window to front elevation.

Bedroom One 12'5" x 9'5" (3.807 x 2.881)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 10'11" x 9'5" (3.335 x 2.887)

Fitted wardrobes and dressing table. Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 7'8" x 9'6" (2.349 x 2.915)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Extractor fan. Radiator. UPVC double glazed window to front elevation.

Garage 8'3" x 8'3" + 8'3" x 3'9" (2.529 x 2.518 + 2.535 x 1.152)

Up and over electric doors. Power. Light. Boiler. Windows to rear and side elevations.

Parking

Driveway parking for two / three cars.

Front Garden

Lawn garden with flowerbed borders.

Rear Garden

Extensive patio and lawn garden with mature planting.

Council Tax Band

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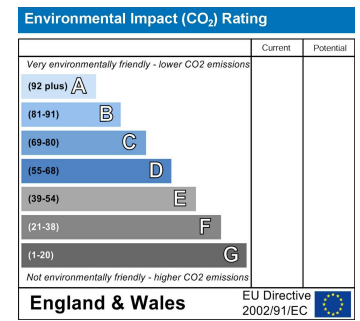
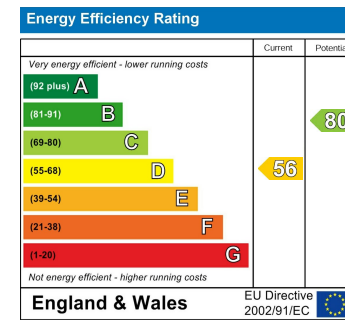
Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
grace.tower.vets

Disclaimer

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All measurements are approximate and for display purposes only