



4 Friarmere Dell
Huddersfield Road, Delph

£300,000

- Semi Detached House
- Three Bedrooms
- Open Plan Living/Dining Area
- High Standard Of Finish
- Enclosed Rear Garden
- Allocated Parking For Two Cars
- Under New Build Warranty
- Energy Rating C



Tucked away on this modern development is this three bedroom semi detached house located off Huddersfield Road in Delph. Constructed in 2016 and still covered under new build warranty, there is a high level of finish throughout the home and is well appointed. Internal inspection is highly warranted to appreciate the standard of finish achieved by the current homeowners. The property is perfect for a family featuring open plan living downstairs with three well proportioned bedrooms and bathroom on the first floor.

Internally in brief comprising of: entrance hallway, living/dining area, kitchen and wc to ground floor. The first floor leads to the three bedrooms and family bathroom. The loft is accessed via the landing hatch.

There is a low maintenance enclosed rear garden and allocated parking for two cars.

Countryside walks are on your doorstep via the Delph

Donkey walking trail and Dovestones Reservoir only a 10 minute drive away. There is a wide array of amenities on offer in Delph village including a Co-Op, pharmacy, arts centre along with primary school and highly rated Pubs and restaurants.

To enquire about this property or to arrange a viewing, call Kirkham Property.

ENTRANCE HALLWAY

Accessed via a secure entrance door and with laminate flooring, radiator, double glazed window, stairs to landing.

LOUNGE/DINER

17' 5" x 12' 9" (5.32m x 3.90m Max) With laminate flooring, two radiators, two double glazed windows, French doors to garden.

KITCHEN

8' 1" x 13' 4" (2.47m x 4.08m) Fitted with a range of high gloss wall and base units, coordinating work surfaces, electric oven, gas hob, stainless steel extractor hood, 1 1/4 stainless steel sink and drainer, integral appliances including dishwasher, Fridge/Freezer, plumbing for washer/dryer, two double glazed windows, laminate floor, spotlighting, cupboard housing the Baxi combi boiler.

WC

5' 8" x 3' 1" (1.75m x 0.96m) Comprising wc, vanity hand wash basin, radiator, laminate flooring, access to under stairs storage.

LANDING

With fitted carpeting, loft access, double glazed window.

BEDROOM

14' 7" x 8' 8" (4.46m x 2.66m) Fitted carpeting, radiator, two double glazed windows.

BEDROOM

11' 4" x 8' 5" (3.46m x 2.57m) With double glazed window, radiator, carpeting.

BEDROOM

8' 3" x 8' 2" (2.52m x 2.49m) With fitted carpeting, double glazed window, radiator.

BATHROOM

7' 8" x 5' 9" (2.34m x 1.76m) Comprising three piece suite of low level wc, vanity hand wash basin, panelled bath with mains fed shower and screen, tiled walls, double glazed window, radiator.

EXTERNALLY

There is an enclosed rear garden which is low maintenance and features patio, Astro lawn areas with a raised bed and shed. Also fitted with external water tap and side gate. Parking is by means of two allocated spaces.

ADDITIONAL INFORMATION

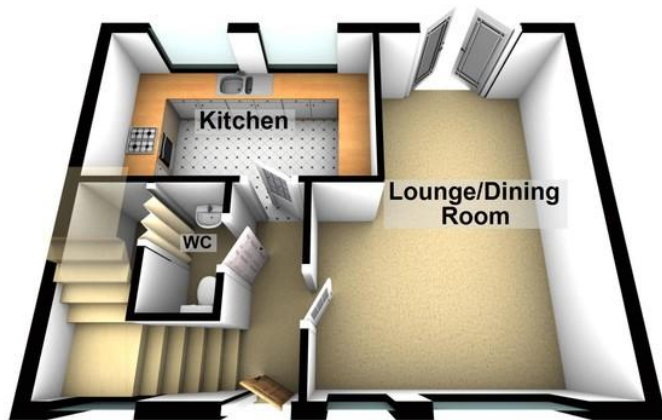
TENURE: Leasehold, £250 per annum - Solicitor to confirm details.

COUNCIL BAND: D

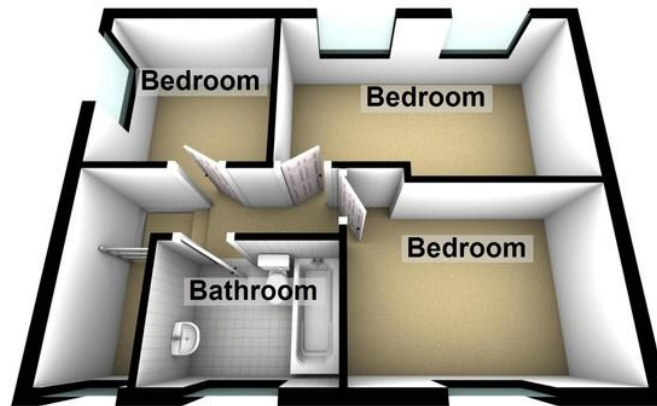
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm