

# HUNTERS®

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## West View

Delph, OL3 5TR

Offers Over £275,000



- DESIRABLE LOCATION
- STONE MID TERRACE
- 2 RECEPTION ROOMS
- UPVC DOUBLE GLAZING
- GARDEN

- VIEWS OVER LOCAL FARM LAND
- 3 BEDROOMS
- GAS CENTRAL HEATING
- GARAGE & DRIVEWAY
- EPC RATING E

Tel: 0161 669 4833

# West View

Delph, OL3 5TR

Offers Over £275,000



Situated in a desirable location with open views over local farm land and a short distance from Delph village.

This good sized stone terrace comprises lounge, dining room with feature open brick fireplace, kitchen, 3 bedrooms and family bathroom which features a freestanding rolltop bath. The property also benefits from gas central heating and Upvc double glazing. Externally there is a garden to the front overlooking farm land, flagged yard to rear with stone built store. On the opposite side of the lane the property has a double garage with drive in front for off road parking.

Externally the property enjoys a cottage style garden to the front which abuts opened farmland and to the rear is a flagged yard with stone constructed store, an unusual feature for a stone period cottage is that it also benefits from a detached double garage close by.

West View itself is a small row of terraced cottages that have always proven popular because of their proximity to Delph's village centre whilst enjoying a rural setting with the added benefit of Friarmere cricket club to the rear. The commuter is well catered for with public transport links to the surrounding Saddleworth villages whilst the renowned and M60/62 motorway network is close by affording access to both Manchester and Leeds city centres. EPC Rating E

## Lounge

14'9" x 11'9" (4.5m x 3.6m)

Fire with feature surround, Upvc double glazed window, radiator.

## Dining Room

14'9" x 13'9" (4.5m x 4.2m)

Brick fireplace, Upvc double glazed window, radiator, stairs to first floor landing.

## Kitchen

9'6" x 6'10" (2.9m x 2.1m)

Fitted wall and base units with work surfaces and tiled splashback. Electric oven, hob and extractor fan. Radiator, Upvc double glazed window, Upvc stable store to rear.

## Bedroom 1

14'9" x 11'9" (4.5m x 3.6m)

Upvc double glazed window, radiator.

## Bedroom 2

13'9" x 8'2" (4.2m x 2.5m)

Upvc double glazed window, radiator.

## Bathroom

9'10" x 6'10" (3.0m x 2.1m)

4 piece suite comprising freestanding roll top bath, shower enclosure, wash hand basin and low level wc. Upvc double glazed window, radiator.

## Bedroom 3

18'4" x 13'1" (5.6m x 4.0m)

Velux roof window, radiator.

## Detached Garage

Up and over door to front.

## Externally

Garden area to the front overlooking local countryside, small flagged yard to the rear.

## Material Information - Oldham

Tenure Type; Freehold

Council Tax Banding; C

## Floorplan



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.



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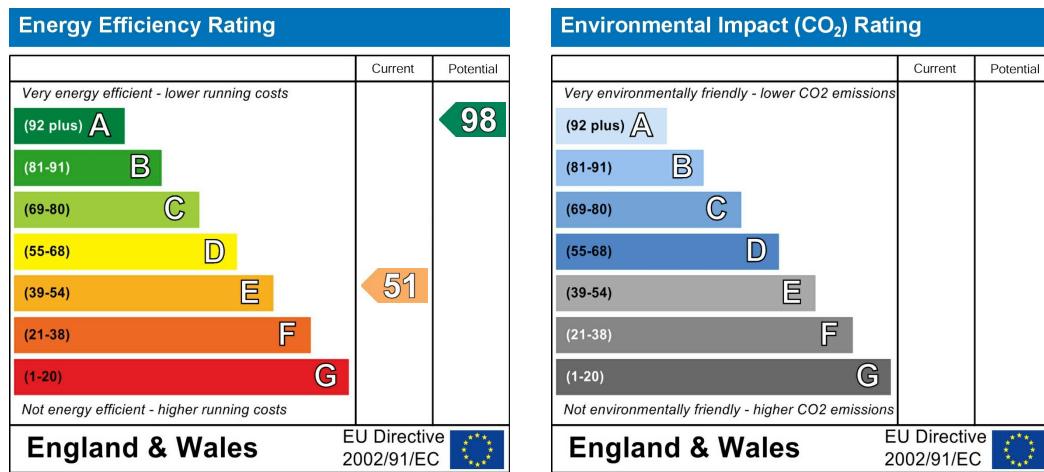


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## Energy Efficiency Graph



## 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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