



Dorset Avenue, Diggle, Saddleworth

£595,000



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Located in the sought after village of Diggle is this impeccably presented detached home. The property has seen thorough renovation from the current owners to create a walk-in home ideal for a growing family. Offering a seamless blend of open plan living to the ground floor accommodation with a standout balcony which is ideal for hosting relatives and friends.





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Internally, the property is on an elevated plot with an entrance hall and utility opening into a contemporary open plan dining/kitchen/living space. There is a good size dining area which opens to the high specification kitchen with bi-folding doors opening out to a spacious balcony. Off the kitchen is a lounge with media wall unit. A half landing leads to two bedroom suites, both benefitting from walk-in wardrobes and one having its own En-Suite. There is also an ultra modern fitted family bathroom. The first floor landing is bright with a double glazed window offering an open view to the front. The first floor has two further bedrooms, of which the master has a dressing area and spacious En-Suite.



Externally you will find ample off street parking to the front with a block paved driveway and a single garage. There is an easy to maintain garden area to the front with steps up to the home whilst to the rear is a well landscaped, enclosed garden with paved patio and lawn areas.

The home is in a sought after village within Saddleworth. Diggle has an array of amenities to suit families with a nursery, primary and secondary school within a short walk of the home. There is also a well regarded chippy, Post Office with convenience shop choice of



Kitchen Area

4.99m x 3.98m (16'4" x 13'0")

A modern fitted kitchen with wall and base units, splash back tiling, central island unit and accompanying breakfast bar. Well stocked with a variety of appliances including Bosch oven, AEG microwave, AEG 5 ring gas hob with Faber extractor fan, integrated fridge/freezer, separate wine cooler and CDA dishwasher. A splendid cooking space which has double glazed bi-folding doors opening to the balcony. Two vertically mounted radiators provide heat and the tiled flooring is continued from the dining area.

Balcony

12.85m x 2.89m (42'1" x 9'5")

A composite decked balcony accessed via bi-folding doors off the kitchen. Capturing the scenic outlook on offer which reaches from Standedge through Diggle and over towards Dovestones.

Living Area

2.86m x 2.89m (12'7" x 9'5")



Half Landing

Bedroom

4.18m x 3.99m (13'8" x 13'1")

This bedroom suite has space for a double bed, with laminate flooring, double glazed window, radiator and storage cupboard. Sliding door opens to...

Walk-In Wardrobe

3.24m x 1.82m (10'7" x 5'11")

Providing a great amount of clothing storage and with light, power, radiator and laminate flooring.

En-Suite

2.89m x 1.49m (9'5" x 4'10")

Comprising low level wc, vanity wash basin with backlit mirror, walk-in rainfall shower with separate attachment and recess shelf. The En-Suite has fully tiled walls and flooring with a heated towel rail, obscured double glazed window and extractor fan.

Bedroom

4.13m x 2.99m (13'6" x 9'9")

With laminate flooring, double glazed window and radiator. A further double bedroom with doors into

Walk-In Wardrobe

2.96m x 1.89m (9'8" x 6'2")

With double glazed window, power, light, radiator and laminate flooring.





Bathroom

2.83m x 2.63m (9'3" x 8'7")

Comprising low level wc, vanity wash basin with backlit mirror, p shape bath with mains shower over and screen, tiled walls and flooring, two obscured double glazed windows, extractor fan and heated towel rail.

First Floor Landing

A double glazed window looks out towards Standedge and Diggle. The landing area leads off to two further bedrooms.

Bedroom

3.96m x 3.94m (12'11" x 12'11")

With fitted carpeting, double glazed window with stunning outlook towards Saddleworth valley landscape, radiator and open to the dressing area.

Dressing Area

2.55m x 2.35m (8'4" x 7'8" max)

Providing useful storage space for clothes which has light and power.

En-Suite

2.59m x 1.87m (8'5" x 6'1")

Comprising low level wc, double wash hand basins, double ended bath with mains rainfall shower, screen and recessed shelf. The bathroom is of a good size and has a heated towel rail, extractor fan and obscured double glazed window.

Garage

5.23m x 2.61m (17'1" x 8'6")

Accessed from a remote up and over door into a single garage which has power and light.

Externally

Parking is by means of a block paved driveway to the front for 3-4 cars with further parking if needed plentiful on street.

Garden areas are to the front and rear. At the front is a lawn with steps up to the entrance and a raised rockery garden. The rear garden features spaces which are easy to maintain. With a paved seating patio, steps up to a lawn which has a timber decked area and timber built summerhouse. The rear garden is bordered by mature shrubbery and is private, not being overlooked by any neighbours.

Additional Information

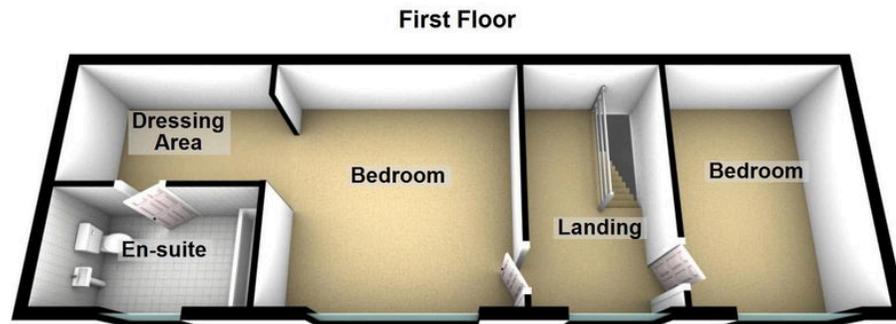
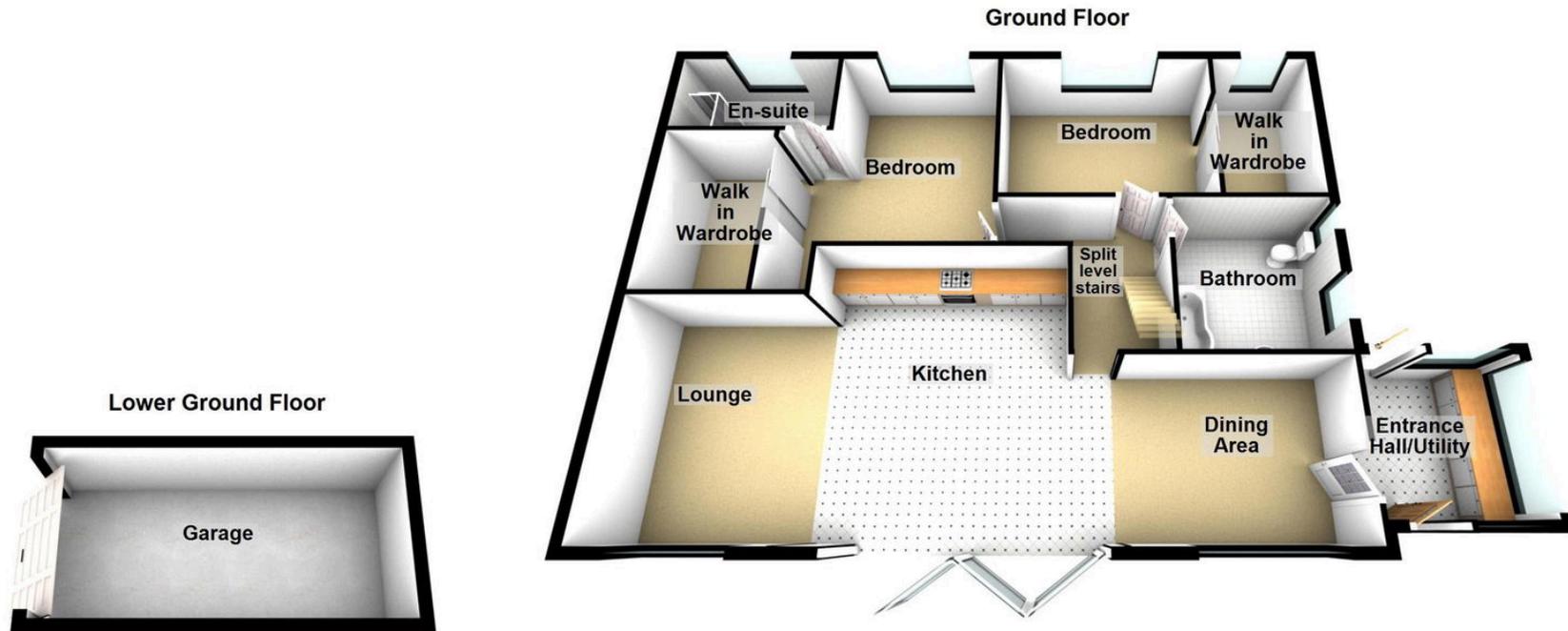
TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: n/a

COUNCIL BAND: E (£2875.13 per annum.)

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.



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