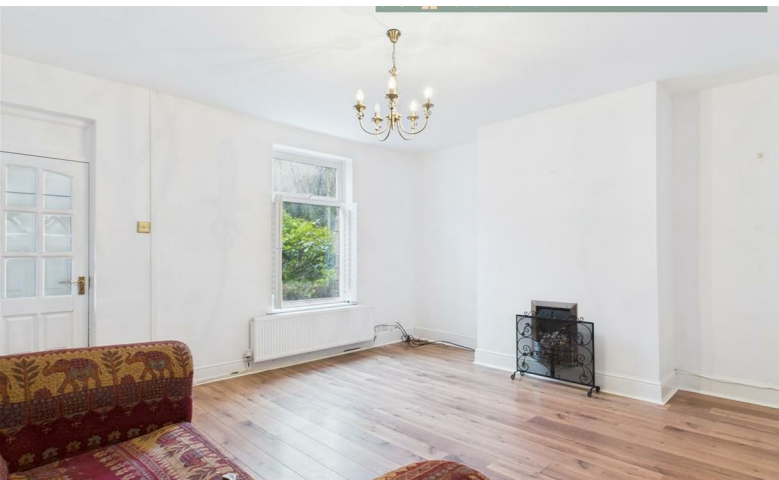




**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£1,300 PCM**

283 Huddersfield Road, Diggle, Saddleworth, OL3 5PJ



# 283 Huddersfield Road, Diggle, Saddleworth, OL3 5PJ

McDermott & Co are pleased to present to the rental market this 3 Bedroom stone built mid-terraced on Huddersfield Road, Diggle.

Entering the property you will find an large inviting lounge which leads you through to the kitchen with new appliances and space a washing machine, to the first floor is three bedrooms and a family bathroom, this property also benefits from a large loft storage room.

Externally to the front is a small garden enclosed by a stone wall and on street parking, to the rear of the property is a paved yard that is open to one side with access for neighbouring properties to use for access.

The location of this house is particularly appealing, Diggle is a popular location with local amenities on your doorstep including schools and shops all in walking distance.

## Entrance

3'7 x 6'3 (1.09m x 1.91m)  
Entrance from the main front door into an vestibule with tiled flooring and storage. Door leading into lounge.

## Lounge

14'5 x 15'6 (4.39m x 4.72m)  
Entering via the door leading from the entrance, a front facing lounge with neutral décor, wooden flooring throughout, radiator and fireplace (fire is not connected and cannot be used). Large front window, allowing lots of natural light to fill the room. Door leading to the kitchen.

## Kitchen

9'8 15'6 (2.95m 4.72m)  
Rear facing kitchen with a range of wall and base units with complimentary work tops and tiled splash backs, cooker with gas hob with over head extractor fan, tiled flooring throughout with feature 3 bulb light fitting, radiator. Doors leading to rear garden area and stairs for first floor.

## Stairs

Stairs from the kitchen are carpeted with a staircase leading to the landing.

## Landing

7'1 x 6'6 (2.16m x 1.98m)  
Laning is carpeted with doors leading to al; 3 bedrooms and steps into the bathroom. Accessible ladders to loft storage.

## Bedroom 1

13'4 x 8'9 (4.06m x 2.67m)  
Spacious bedroom with views to the front of the property, laminate flooring with radiator. Neutral décor.

## Bedroom 2

10'9 x 9'7 (3.28m x 2.92m)  
Rear facing bedroom , neutral décor, laminate flooring with radiator, single light fitting above and wall light with floor to ceiling wardrobe's.

## Bedroom 3

9'10 x 6'6 (3.00m x 1.98m)  
Front facing bedroom , neutral décor, laminate flooring with radiator, single light fitting.

## Bathroom

5'1 x 5'11 (1.55m x 1.80m)  
Rear facing family bathroom, compromising of white bath with integrated shower, white toilet and basin, wood effect flooring and tiled walls, radiator.

## Loft Storage

12'6 x 13'11 (3.81m x 4.24m)  
Loft ladder from landing into a sizable loft space with storage cupboards, rear facing Velux window .

## External

Externally there is a paved front and rear outdoor space. Shared access is required at the rear garden space.

## Directions

