



7 Gibbs Close, Greenfield, Saddleworth, OL3 7PN

Gibbs Close at Royal George Mill enjoys a first class location in the picturesque hamlet of Friezland within the village of Greenfield. This three bedroom apartment has it's own entrance hallway and the main living accommodation is split over two floors finished to a high modern standard. No Chain.

REDUCED £185,000

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Gibbs Close at Royal George Mill enjoys a first class location in the picturesque hamlet of Friezland within the village of Greenfield. This three bedroom apartment has it's own entrance hallway and the main living accommodation is split over two floors finished to a high modern standard. Off road parking for two cars is available next to the property. The ultra modern interior and last fixtures and fitting comprise briefly: entrance hall with cloaks cupboard and stairs rising to the landing, open plan lounge with Juliette balcony and modern fitted kitchen with appliances, bedroom and contemporary bathroom. The second floor landing provides access to two further bedrooms and en-suite bathroom. The property is being sold with no chain and a NHBC warranty.

HALLWAY With part glazed entrance door, fitted carpeting, radiator, cloaks cupboard and stairs rising to the landing.

LANDING With fitted carpeting, radiator and large uPVC feature window.

LOUNGE 17' 6" x 12' 6" (5.354m x 3.814m max) Open plan to the kitchen with fitted carpeting, radiator and Juliette balcony.

KITCHEN 11' 0" x 9' 1" (3.376m x 2.777m) A modern fitted kitchen with high gloss wall and base units, useful worktop space, double oven, gas hob, stainless steel extractor hood, integral fridge/freezer, washing machine and dishwasher, one and a half bowl sink and drainer, combi boiler and uPVC window.

BEDROOM 11' 4" x 6' 5" + entrance (3.463m x 1.966m) With fitted carpeting, radiator and uPVC window.

BATHROOM A contemporary bathroom suite with low level WC, vanity sink unit, bath with shower over, fully tiled walls, heated towel rail, shaver point and built in storage cupboard.

LANDING With fitted carpeting.

BEDROOM 11' 0" x 18' 8" (3.372m x 5.695m) With

fitted carpeting, radiator, two velux windows and eaves storage.

ENSUITE A spacious en-suite bathroom comprising low level WC, vanity sink unit, shower cubicle, fully tiled walls, heated towel rail, velux window and in-built storage cupboards.

BEDROOM 8' 10" x 7' 1" (2.701m x 2.170m) With fitted carpeting, radiator, velux window, storage cupboard and further eaves storage.

EXTERNAL Two allocated parking spaces are located to the front of the property.

ADDITIONAL INFO

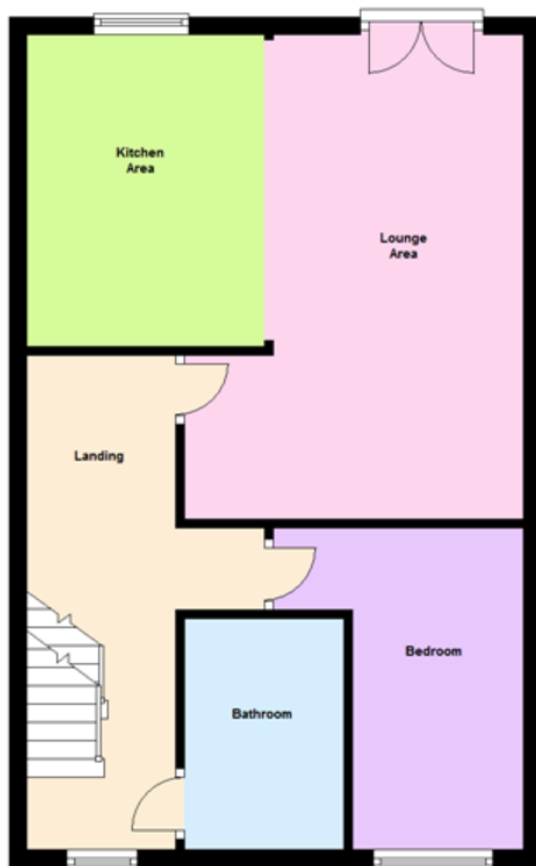
TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: TBA

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

7 Gibbs Close, Greenfield, Saddleworth, OL3 7PN

First Floor



Second Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Viewing strictly by appointment with Alan Kirkham.

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