



Rimmon Close
Greenfield, Saddleworth

£217,000

- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking Next To Apartment
- Contemporary Finish
- Open Plan Living-Dining-Kitchen
- Pleasant Garden Area
- Gas Fired Central Heating
- Energy Rating C



This ground floor apartment is situated in the heart of Greenfield village in a cul de sac position with two double bedrooms. Allocated parking is directly next to the property with additional visitor spaces available and access from the apartment at the rear to a communal garden area which is fully enclosed and relatively private.

The contemporary finish comprises briefly of: secure communal hallway, apartment entrance hallway with cloaks cupboard, open plan lounge/kitchen/diner, two double bedrooms, bathroom and double patio doors both to the front and rear of the property. The apartment is

warmed with gas fired central heating (combi boiler) and is fully double glazed throughout.

Situated in the centre of Greenfield village which has most amenities needed for modern life including a supermarket. Greenfield railway station provides services to Manchester (under 30 mins), Huddersfield (under 25 mins) and Leeds (under 45 mins). Parks and countryside including superb walks at Dovestone nature reserve are within relatively close proximity.

HALLWAY

Accessed via a secure entrance door, fitted carpet, radiator, intercom entry system.

CLOAKS CUPBOARD

With plumbing for washing machine and space for coats/storage.

LOUNGE AREA

13' 5" x 13' 11" max (4.09m x 4.25m max) With Sliding patio door to the front, fitted carpet, radiator, open plan to the kitchen-dining area.

KITCHEN/DINER AREA

10' 7" x 8' 2" max (3.25m x 2.50m max) With fitted wall and base level units, coordinating worktops including breakfast bar, electric oven, gas hob, stainless steel extractor hood, stainless steel sink and drainer, two double glazed windows, wall mounted combi boiler housed in kitchen units, vinyl flooring.

BEDROOM ONE

13' 2" x 10' 4" (4.02m x 3.15m) With fitted wardrobes, sliding patio doors leading to the garden, radiator, fitted carpet.

BEDROOM TWO

13' 3" x 9' 11" (4.04m x 3.04m) With two double

glazed windows, radiator, fitted carpet.

BATHROOM

6' 11" x 6' 3" (2.13m x 1.92m) Comprising bath with shower over and screen, low level WC, wash hand basin with vanity storage unit, heated towel rail, vinyl flooring, double glazed obscure window.

EXTERNAL

Allocated parking is situated next to the property with visitor spaces also available. To the rear of the apartment is a fully enclosed communal garden whilst to the front is a pleasing forecourt with shrubs and flowers.

ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: C

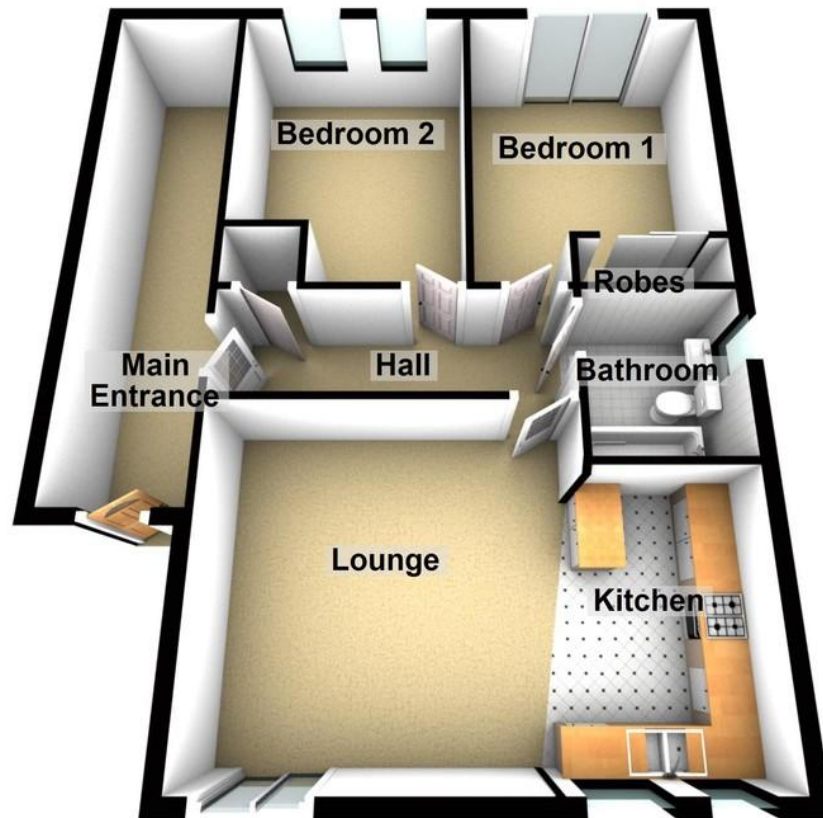
GLAZING: All windows and patio doors are fully double glazed.

HEATING: Gas fired central heating (combi boiler).

MANAGEMENT: A service charge is payable which includes buildings insurance, window cleaning and communal maintenance of both the internal and external aspects of the property.



Ground Floor



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Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.