





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

# 15 Gladstone Terrace Road

Greenfield, Saddleworth

£178,950

- Over Three Levels
- Three Good Size Bedrooms
- Stone Terrace
- Renovated Over Recent Years
- Walking Distance To All Village Amenities
- uPVC Double Glazed Sash Windows
- Front Forecourt & Rear Decked Patio Areas
- Energy Rating D







With well planned and presented accommodation over three floors this stone built three bedroom terrace would suit a range of different buyers. The house is situated close to open countryside yet has the convenience of being within walking distance of all Greenfield amenities including the railway station. A homely feel and plenty of character will be found within this fully renovated property comprising briefly of: entrance vestibule, lounge with wood burning stove, fitted kitchen-diner and rear vestibule to the ground floor. The first floor landing has enough space for a computer station with two bedrooms and the bathroom. Stairs rise to the second floor with shower and additional double bedroom.

Externally a front garden forecourt provides privacy and distance from the road with two further low maintenance patio areas located at the rear. The house is warmed with gas fired central heating and is fully double glazed with the main windows being sash. To view this superb property contact us 7 days a week on 01457 810076.

## VESTIBULE

With hardwood glazed entrance door, laminate flooring and cloaks storage.

## LOUNGE

15' 9" x 15' 3" (4.81m x 4.66m) With a contemporary wood burning stove with tiled hearth and wood surround, uPVC double glazed sash window, laminate flooring, vertical radiator, ceiling coving and rose.

## KITCHEN/DINER

12' 4" x 15' 3" (3.78m x 4.66m) With fitted wall and base units, wood worktops, double ceramic sink with mixer tap, electric oven, gas hob, extractor hood, integral dishwasher, integral fridge, integral freezer, original cast iron fireplace, radiator, laminate flooring, uPVC double glazed sash window, space for dining table.

## REAR VESTIBULE

With plumbing for washing machine and tumble dryer, laminate flooring, stairs rising to the landing, composite glazed door leading to the rear.

LANDING
With space for a computer work station, fitted carpet, radiator, uPVC double glazed obscure window, stairs rising to the second floor.

BEDROOM (FRONT)
16' 5" x 9' 3" (5.01m x 2.83m) With cast iron fireplace, uPVC double glazed sash window, radiator, fitted carpet.

BEDROOM (REAR)
11' 9" x 9' 3" (3.59m x 2.83m) With laminate flooring, radiator, uPVC double glazed sash window.

BATHROOM
6' 11" x 5' 8" (2.13m x 1.74m) Comprising a three piece suite with cast iron claw foot roll top bath, low level WC, wash hand basin, radiator/heated towel rail, shaver/electric toothbrush socket, extractor fan, uPVC double glazed obscure window.

SECOND FLOOR LANDING
With fitted carpet and velux window with access to a shower cubicle.

BEDROOM
14' 7" x 11' 10" (4.46m x 3.62m) With laminate flooring, two velux windows including black out blinds, eaves storage, radiator.

EXTERNAL
A front garden forecourt provides privacy and distance from the road with pebble stones and low dwarf wall. At the rear are two decked patio areas and storage shed with a pleasant outlook.

ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.

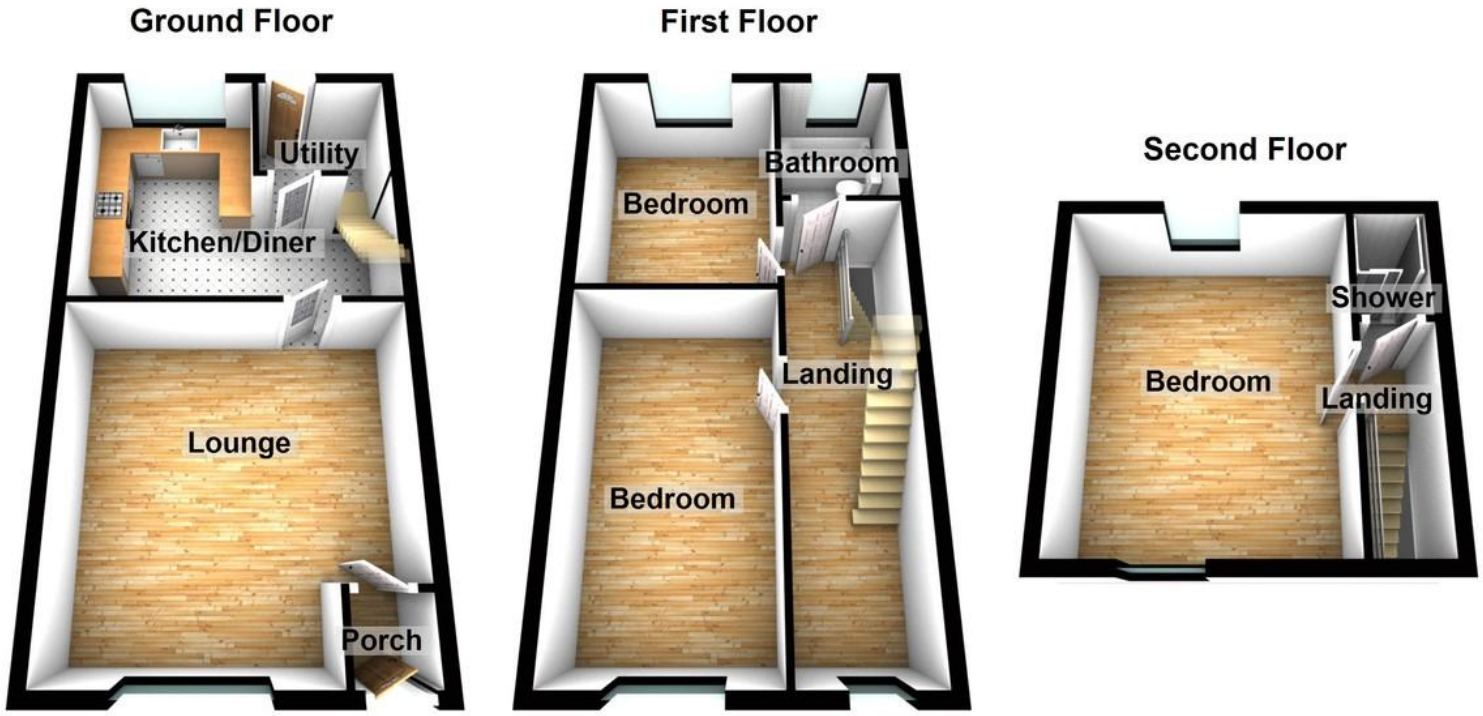
COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.










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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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