

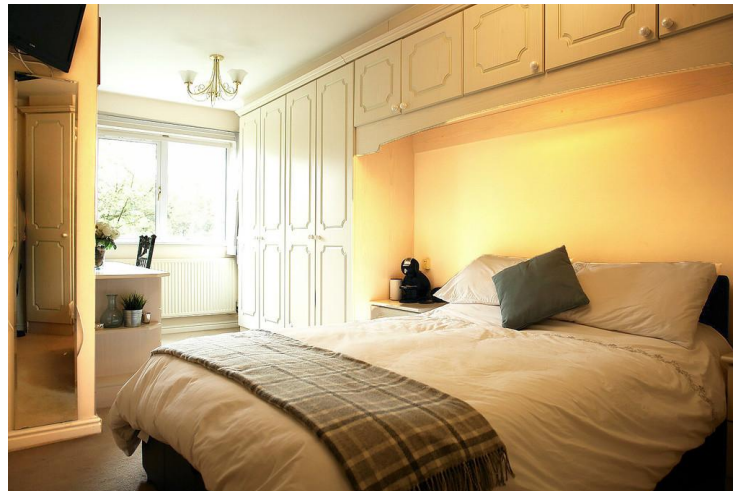


The Meadows

Uppermill, Saddleworth

£420,000

- Detached Property
- Corner Plot With Well Kept Gardens
- Four Bedrooms
- Driveway & Integral Garage
- Bathroom, En-suite & Downstairs WC
- 5 Minute Walk To Uppermill High Street
- No Onward Chain
- Energy Rating D



Situated on a corner plot at the entrance to a quiet cul de sac is this 4 bedroom detached property in a popular location within just minutes walking distance from Uppermill High Street and therefore all village amenities. Greenfield including railway station and supermarket is also within walking distance or just a couple of minutes by car.

Internally the property briefly comprises of: entrance hallway, lounge, kitchen/diner, downstairs wc, downstairs bedroom with en suite shower room and utility to the ground floor. Going to the first floor you will find three further bedrooms off the galleried landing with enough space for a desk/computer station along with a family bathroom. Warmed with gas fired central heating and uPVC double glazed throughout.

Externally to the rear is the main garden with a paved patio area leading to the lawn featuring border shrubs and flowers enclosed with boundary walls and fencing. There is also a lawn area to the front and side of the property with mature flora. Parking is via a block paved driveway in addition to the integral garage which features an up and over door and internal power points.

To view this fantastic property call Kirkham Property 7 days a week on 01457810076.

HALLWAY

With uPVC glazed entrance door, uPVC double glazed window, double height space to galleried landing, fitted carpeting, radiator, understairs storage cupboard, pantry storage cupboard.

LOUNGE

11' 2" x 18' 4" (3.42m x 5.60m) + Bay Window With fitted carpeting, two radiators, uPVC double glazed bay windows, two uPVC double glazed side windows, feature fireplace.

KITCHEN/DINER

8' 0" x 16' 6" (2.46m x 5.05m) With a range of fitted wall and base level units, work tops, 1 1/4 stainless steel sink and drainer, electric oven and gas hob, extractor hood, integral fridge and freezer, integral dishwasher, part tiled walls, uPVC double glazed window, uPVC double glazed sliding patio doors leading to the garden, space for dining table.

WC

Comprising low level wc, hand wash basin, partly tiled walls, radiator, extractor fan.

UTILITY ROOM

5' 1" x 8' 0" (1.57m x 2.46m) With built in storage cupboards, work tops, stainless steel sink and drainer, plumbing for washing machine, uPVC glazed door to the side, radiator, direct access to the garage.

BEDROOM

20' 11" x 11' 5" (6.40m x 3.48m Max) With fitted carpeting, fitted wardrobes, dresser and draws, uPVC double glazed window, radiator.

ENSUITE

Comprising low level wc, hand wash basin, shower cubicle, vanity storage cupboards, radiator, fully tiled walls.

GALLARIED LANDING

With fitted carpeting, radiator, uPVC double glazed window, two Velux roof windows, space for a computer station, airing cupboard.

BEDROOM

12' 4" x 11' 10" (3.78m x 3.63m) & Wardrobes With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed window.

BEDROOM

11' 2" x 11' 10" (3.42m x 3.62m) & Wardrobes With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed window.

BEDROOM

6' 4" x 10' 7" (1.95m x 3.24m) With fitted carpeting, radiator, Velux roof window.

BATHROOM

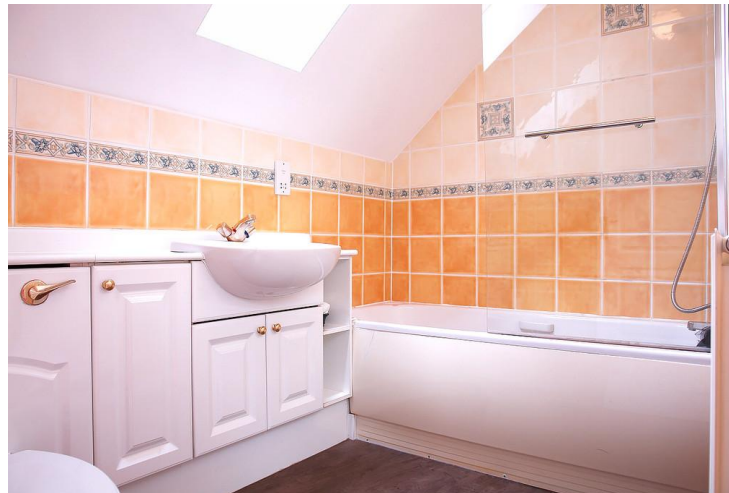
5' 5" x 8' 7" (1.66m x 2.63m) Comprising bath with shower over and screen, low level wc, wash hand basin with built in vanity storage cupboards, fully tiled walls, Velux roof window, radiator.

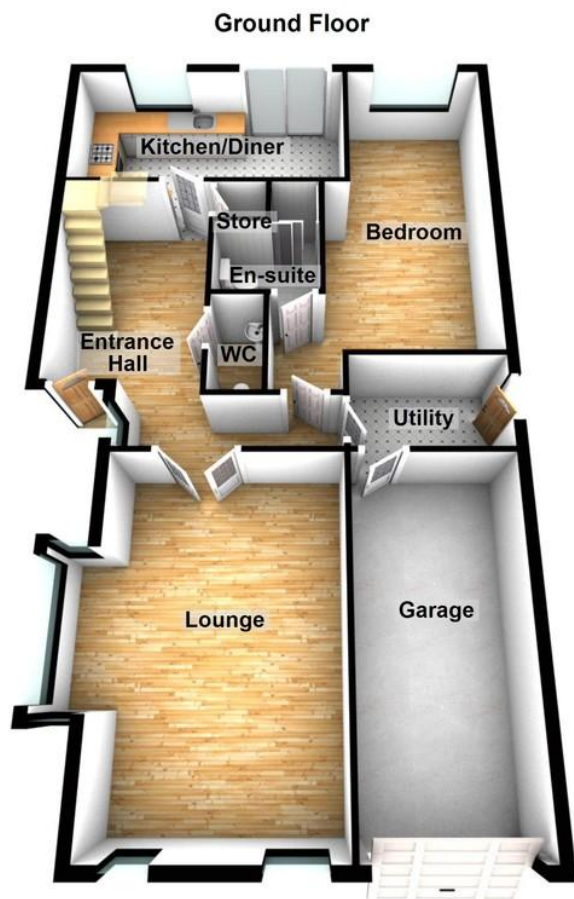
EXTERNAL

To the rear of the property is a paved patio area leading to a lawn area featuring border shrubs and flowers surrounded by boundary walls and fencing. There is also a lawn area to the front and side of the property with mature flora. In addition to this there is a block paved driveway which leads to the internal garage.

GARAGE

With an up and over door, internal light, mains power points, wall mounted boiler.





ADDITIONAL INFORMATION

TENURE: TBA - Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday & Sunday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

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Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

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.