



2 Bowler Way
Greenfield, Saddleworth

£195,000

- Ground Floor Apartment
- Two Bedrooms
- Allocated Parking
- Bathroom & En-Suite Shower Room
- Open Plan Living
- Near All Village Amenities & Park
- Very Well Presented
- Energy Rating B



This modern ground floor apartment with two bedrooms and en-suite shower room has allocated parking and is situated in a sought after area of Greenfield. The property is finished to a high modern standard with PoggenPohl kitchen including Corian worktops and Miele appliances, beautifully presented bathroom and en-suite and is certainly in walk in condition.

The Park and cricket club are a short stroll and the village itself has several shops, pubs and café's and includes a medical centre. A mid size supermarket is also conveniently situated in the centre of the village within walking distance along with Greenfield train station which has regular services to Manchester, Huddersfield and Leeds.

Internally comprising: hallway with storage cupboard, open plan kitchen-dining-lounge room, two bedrooms (one with en-suite), and modern bathroom. The property is warmed with gas fired central heating, has uPVC double glazed

windows and is fitted with an intruder alarm system. Allocated parking is to the residents car park.

Contact Kirkham Property 7 days a week to arrange your viewing.

HALL

Accessed via a secure entrance door, laminate flooring, radiator, cloaks/storage cupboard.

LOUNGE/KITCHEN/DINER

12' 8" x 21' 10" (3.87m x 6.67m) This open plan living space offers a dining area, lounge and fitted PoggenPohl kitchen with Corian worktops. Miele appliances include oven, induction hob, extractor hood, fridge/freezer, dishwasher and washing machine. With laminate flooring throughout and three uPVC double glazed dual aspect windows.

BEDROOM

16' 3" x 12' 5" (4.96m x 3.79m max) With fitted carpeting and uPVC double glazed window.

ENSUITE

7' 4" x 3' 1" (2.26m x 0.96m) Comprising: shower cubicle, wash hand basin, low level wc, heated towel rail, fully tiled walls, laminate flooring.

BEDROOM

6' 11" x 13' 11" (2.13m x 4.25m) With fitted carpeting and uPVC double glazed window.

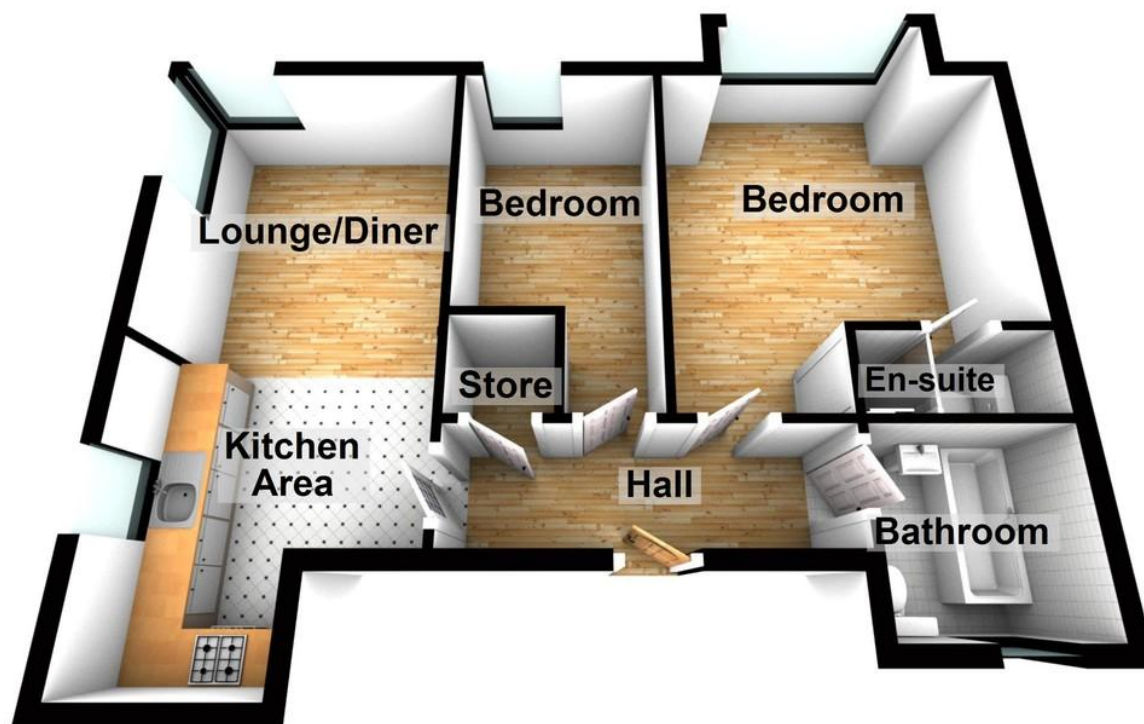
BATHROOM

6' 11" x 6' 3" (2.13m x 1.91m) Comprising: bath with shower over, wash hand basin, low level wc, fully tiled walls and flooring, heated towel rail.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

Ground Floor



COUNCIL BAND: C

MANAGEMENT CHARGES: £85 per month including buildings insurance, window cleaning and communal maintenance both internally and externally including the car park.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
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Out of hours telephone service
Monday – Thursday 8:30am – 7pm
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Saturday – Sunday 10am – 3pm