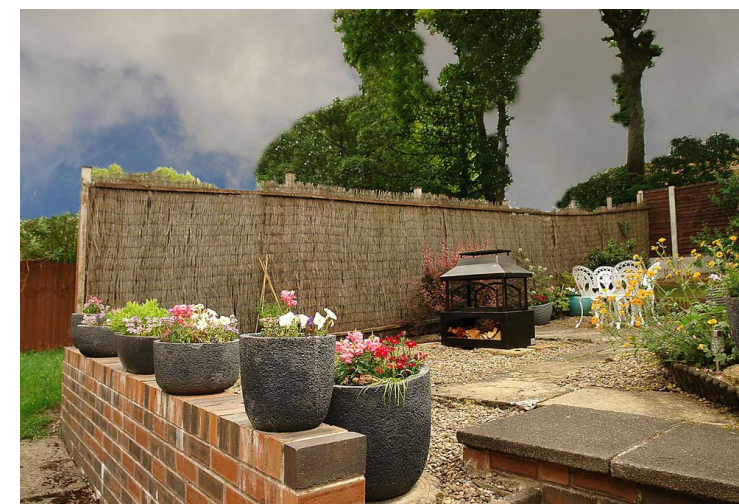




Wellington Road

Greenfield, Saddleworth

£183,000

- Three Bedrooms
- Conveniently Located
- Excellent Condition
- Middle Terrace Over 3 Floors

- Easy Walking Distance To Uppermill
- Low Maintenance Rear Garden
- Fantastic Bathroom Suite
- Energy Rating D



This three bedroom three storey mid terrace in Greenfield is situated in a convenient location within a five minute walk of Greenfield train station and the nearby supermarket. All rooms are well proportioned and the rear garden makes the property ideally suited as a family home or perfect for first time buyers. Along with all Greenfield village amenities which are within easy/level walking distance Uppermill High Street is around a five minute walk through the park.

Internally this property briefly comprises of: entrance vestibule, lounge with feature fireplace, modern fitted kitchen, rear vestibule, first floor landing, two bedrooms, four piece bathroom and

a second floor bedroom with plenty of storage. Being sold with a freehold title, this house further benefits from being in great condition, has gas fired central heating, double glazing and an intruder alarm system.

Externally there are two useful storage outhouses leading to a raised low maintenance enclosed garden at the rear.

A viewing of the property is highly recommended and can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

With hardwood glazed entrance door and stripped floorboards.

LOUNGE

12' 11" x 14' 4" (3.96m x 4.37m) With living flame gas fire set into feature cast iron fireplace and surround, radiator, stripped floor boards, TV and telephone point, uPVC double glazed window.

KITCHEN

10' 0" x 14' 4" (3.05m x 4.39m) A modern kitchen with fitted wall and base level units, granite effect work tops, stainless steel sink unit with drainer, splash back tiling, Pyrolitic self cleaning cooker

with touch sensitive electric hob and extractor hood, plumbing for washing machine and dishwasher, space for a condensing dryer and fridge freezer, radiator, combi boiler, laminate flooring, uPVC double glazed window.

REAR VESTIBULE

With laminate flooring, staircase leading to first floor, hardwood door to the rear leading to the garden.

LANDING

With fitted carpeting on staircase from the ground floor and to the second floor leading to the third bedroom, uPVC double glazed window to the rear, vertical radiator. This area is large

enough for a computer station or simply used for storage.

BEDROOM

13' 1" x 8' 5" (3.99m x 2.59m) With fitted carpeting, radiator, uPVC double glazed window, built in storage cupboard.

BEDROOM

8' 5" x 5' 6" (2.57m x 1.68m) With fitted carpeting, uPVC double glazed window, radiator.

BATHROOM

A four piece suite comprising of freestanding oval bath, low level wc, pedestal wash hand basin, separate shower cubicle with mains fed shower,

shaver/electric toothbrush point, heated towel rail, wood effect flooring, uPVC double glazed obscure window.

BEDROOM

18' 2" x 14' 4" (5.54m x 4.39m) With built in wardrobes, fitted carpeting, radiator, two Velux style windows with blackout blinds, TV aerial and telephone point, views over the surrounding countryside.

EXTERNAL

To the rear are two useful storage outhouses leading to a low maintenance, raised and enclosed garden with a mix of paving, shrubs, pebble stones and boundary fencing, external water supply.

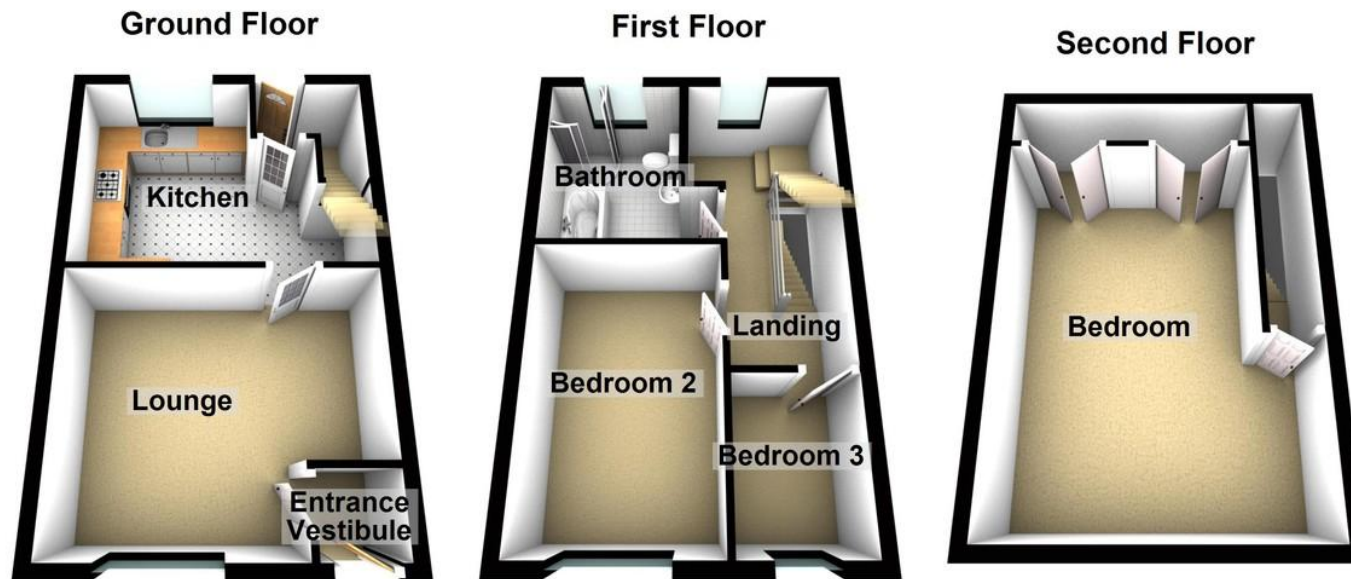


ADDITIONAL INFORMATION

TENURE: Freehold, solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

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.

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