



Church Road
Uppermill, Saddleworth

£205,000

- Two Good Size Bedrooms
- Beautiful Stone Property
- Original Period Features
- Over Three Levels
- Low Maintenance Paved Rear Garden
- Character Sash Windows
- No Onward Chain
- Energy Rating F



This beautiful stone build former school house is situated in the heart of Uppermill village within a few minutes walk of Uppermill High Street. Plenty of original character features including sash windows can be found throughout with the original entrance to the Sunday School being the front entrance of the property.

Comprising briefly of: large entrance porch, spacious lounge and fitted kitchen to the ground floor. A utility and bathroom can be found to the lower ground floor whilst to the first floor are two good size bedrooms and an en-suite shower room to the main bedroom.

Externally to the front is a small courtyard whilst to the rear is a paved garden enclosed with boundary fencing.

Along with being within walking distance to shops café and restaurants, good transport links are close by with Greenfield train station only 1 mile away. The property is being sold with no onward related chain and viewings can be arranged 7 days a week on 01457 810076.

PORCH

The original entrance to the Sunday School via timber double doors with tiled flooring and main door leading into the lounge.

LOUNGE

12' 7" x 17' 10" (3.84m x 5.45m) With original timber Sash windows, fire surround with living flame electric fire, fitted carpet, radiator.

KITCHEN

6' 6" x 14' 9" (2.00m x 4.52m) A fitted kitchen with matching wall and base level units, coordinating worktops, stainless steel sink and drainer, electric oven, electric hob, timber window, tiled floor, access to both the first and ground floor levels.

LOWER GROUND FLOOR

BATHROOM / UTILITY

15' 2" x 6' 5" (4.63m x 1.97m) With plumbing for washing machine and space for tumble dryer and comprising a three piece bathroom suite with sink, bath and low level wc. A rear door leads out to the garden.

LANDING

With fitted carpet.

BEDROOM

10' 11" x 17' 10" (3.33m x 5.45m) With fitted carpet, radiator, sash windows and access to the en-suite shower room.

ENSUITE

Comprising shower cubicle, wash hand basin, low level wc, timber glazed window.

BEDROOM

8' 9" x 14' 8" (2.68m x 4.48m) With fitted carpet, radiator, roof windows. This room has the potential for a small en-suite shower room.

EXTERNAL

To the front is a small courtyard garden area whilst to the rear is a low maintenance paved garden which is enclosed with boundary fencing.

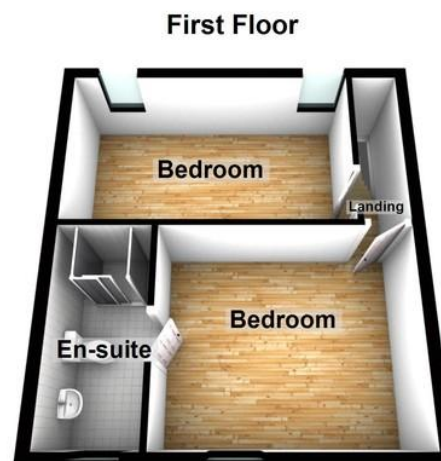
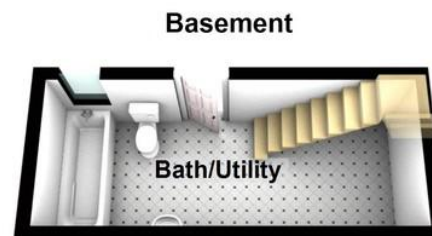
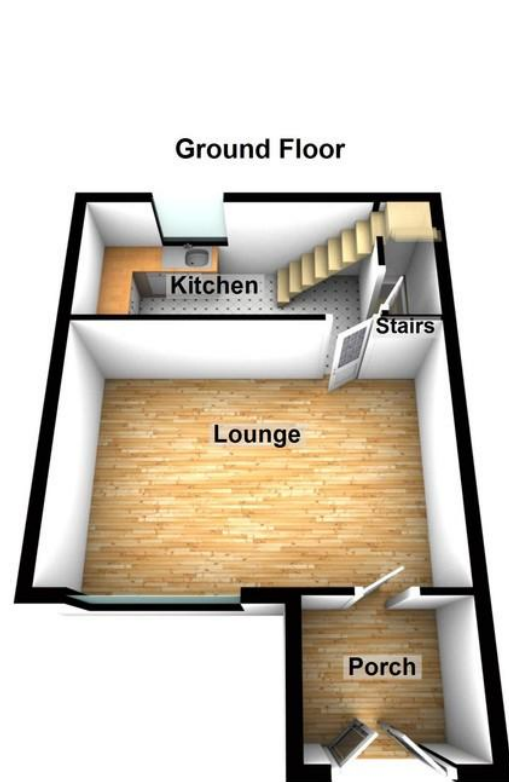
ADDITIONAL INFO

TENURE: Solicitor to confirm details.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Uppermill Office

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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 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.