



16 Gibbs Close
 Royal George Mill, Greenfield

£375,000

- Luxury Townhouse
- Four Bedrooms
- Panoramic Open Views
- Shower Room & Main Bathroom
- Downstairs WC & En-suite Shower Room
- Allocated Parking
- Converted Garage
- Energy Rating B



A contemporary four bedroom town house situated in a peaceful corner of Greenfield with waterfront views of the Royal George Mill Pond and open countryside beyond. This generous family home has accommodation set over three floors and offers a series of modern rooms with gas central heating and double glazed windows. Internally, the property briefly comprises of an entrance hallway, study/gym/games room converted from the garage, cloakroom wc and an outstanding kitchen diner with integrated appliances. To the first floor is a front facing living room with large windows offering views over the waterfront. To this floor is also a shower room and double bedroom with Juliet balcony. To the second floor are two further double bedrooms, a family bathroom and a stunning master bedroom with feature windows offering fabulous views and access to a the en-suite shower room. To the rear of the house is access to a garden with flagged patio area, artificial grass and enclosed boundary fencing. The property also has allocated parking to the front for two cars.

DEVELOPMENT

Royal George Mill enjoys a first class location in the picturesque hamlet of Friezland within the village of Greenfield, Saddleworth. This semi-rural location is close to open countryside, but not far from local amenities; the train station, schools, churches, local shops and pubs. Royal George Mill is approached by the Mill Bridge which crosses the recently restored Huddersfield Narrow Canal. Both the Mill Pond and the adjacent River Tame are other water features adding to the unique and tranquil setting.

HALLWAY

A spacious hallway accessed via a composite door with radiator and uPVC double glazed window.

WC

Comprising low level WC, vanity sink unit, heated towel rail, storage area.

STUDY/GAMES ROOM/GYM

15' 5" x 8' 0" (4.70m x 2.46m) Originally a single garage that could easily be converted back if required.

KITCHEN/DINER

10' 6" x 17' 10" (3.21m x 5.46m) With fitted wall and base units in high gloss, coordinating worktops, one and a half bowl stainless steel sink unit and drainer, range style oven, integral fridge, freezer, dishwasher and washing machine. Radiator, uPVC double glazed window, uPVC double glazed French doors leading to the garden.

LANDING

With fitted carpeting, radiator, airing cupboard.

LOUNGE

16' 11" x 17' 10" (5.18m x 5.45m max) With large front facing double glazed windows overlooking the mill

pond/countryside, two radiators, fitted carpeting.

SHOWER ROOM

Comprising low level WC, sink with vanity storage cupboard, shower cubicle, shaver point, heated towel rail, fully tiled walls, uPVC double glazed window.

BEDROOM

10' 6" x 11' 5" (3.21m x 3.49m) With uPVC double glazed French doors to a Juliette balcony, radiator, fitted carpeting.

LANDING

With fitted carpeting.

BEDROOM

11' 6" x 12' 2" (3.52m x 3.73m) With large front facing double glazed windows overlooking the mill pond/countryside, fitted wardrobes, two radiators, fitted carpeting.

EN-SUITE SHOWER ROOM

Comprising low level WC, wash hand basin, shower cubicle, shaver point, heated towel rail, fully tiled walls, uPVC double glazed window.

BEDROOM

9' 8" x 10' 11" (2.96m x 3.33m) With uPVC double glazed window, radiator, fitted carpeting.

BEDROOM

10' 8" x 6' 8" (3.26m x 2.05m) With uPVC double glazed window, radiator, fitted carpeting.

BATHROOM

6' 1" x 7' 6" (1.86m x 2.31m) Comprising low level WC, wash hand basin with vanity storage unit, bath with shower over, heated towel rail, fully tiled walls.

EXTERNAL

Two allocated parking spaces can be found to the front

with additional visitor spaces towards the entrance of the development. At the rear is an enclosed garden with stone paved patio, astroturf and boundary fencing.

ADDITIONAL INFO

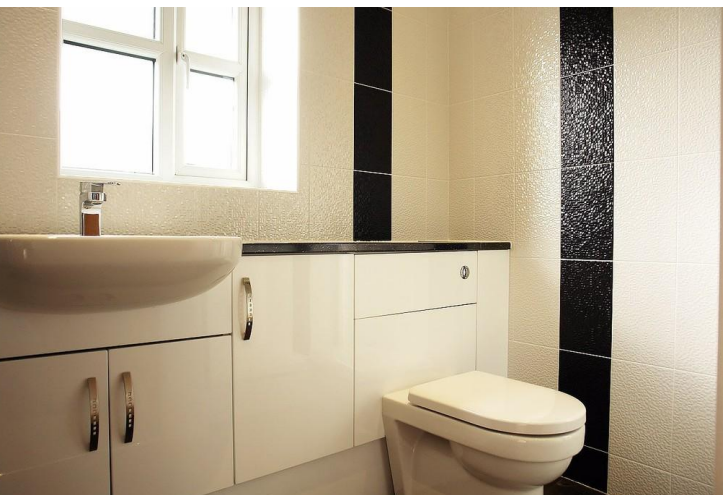
TENURE: Leasehold - Solicitor to confirm details.

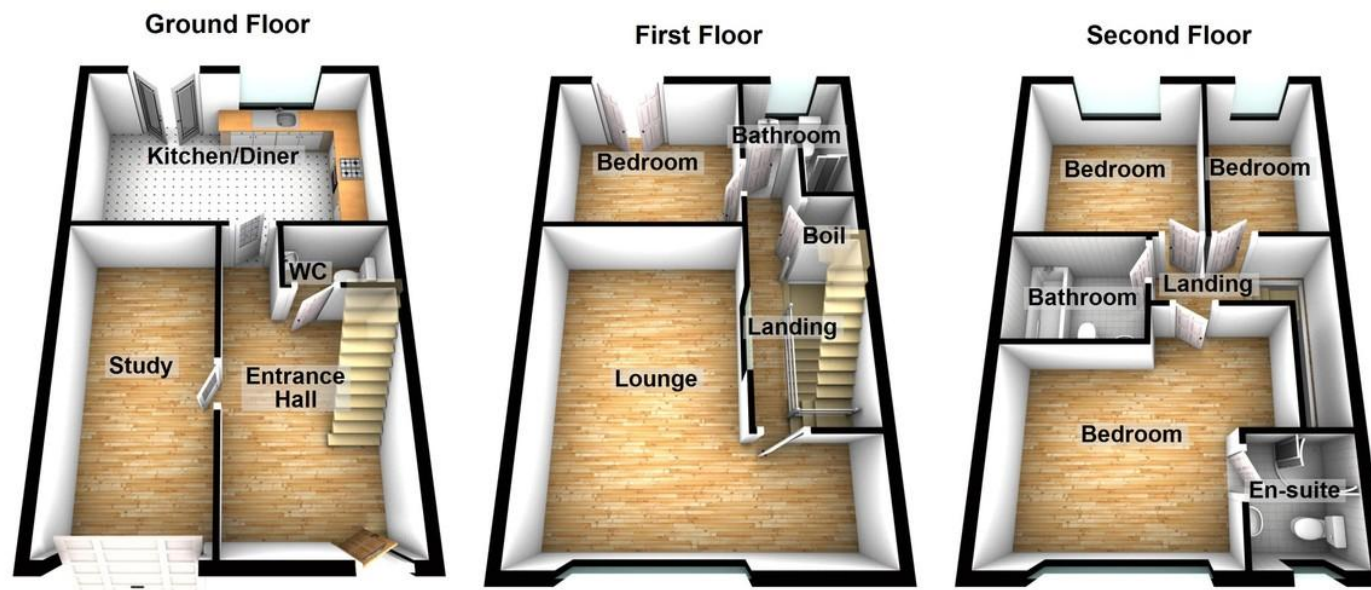
COUNCIL BAND: TBA

MAINTENANCE CHARGES: £20.83 per month.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.







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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