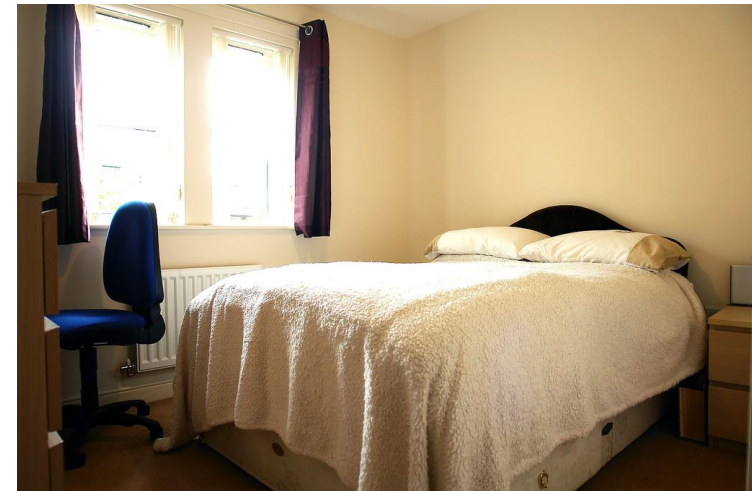




Rimmon Close
Greenfield, Saddleworth

£200,000

- Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Lounge/Kitchen/Diner
- Allocated Parking Space
- Close Proximity To Train Station
- Cul-De-Sac Location
- Gas Central Heated & Double Glazed
- Energy Rating C



This ground floor apartment is situated conveniently for all Greenfield village amenities in a cul de sac position with two double bedrooms. Allocated parking is directly next to the property with additional visitor spaces available and level access into the apartment. A well kept communal garden is situated to the rear of the property and at the front is a pleasing patio forecourt with mature flora.

The property comprises briefly of: secure communal hallway to the front or rear of

the building, apartment entrance hallway with cloaks cupboard, open plan lounge/kitchen/diner with double patio doors to the front garden area, two double bedrooms and bathroom. The apartment is warmed with gas fired central heating (combi boiler) and is fully double glazed throughout.

Situated in the centre of Greenfield village which has most amenities needed for day to day life including a supermarket. Greenfield railway station provides

services (all under 1 hour) to the local cities including Manchester, Huddersfield and now direct to Leeds. Parks and countryside including superb walks at Dovestone nature reserve are within relatively close proximity.

Contact Kirkham Property 7 days a week on 01457 810076 to arrange a viewing.

HALL

With entrance door, entrance carpet extending to laminate flooring, radiator, two double glazed windows, storage/airing cupboard with wall mounted combi boiler, space and plumbing for washing machine.

LOUNGE/KITCHEN/DINER

19' 7" x 16' 5" (5.97m x 5.02m) With a range of fitted wall and base level units and matching worktops, oven, gas hob, stainless steel extractor hood, two double glazed windows, oak flooring, radiator, splash tiles, sliding patio doors to the front garden area.

BEDROOM

12' 1" x 10' 4" (3.70m x 3.15m) With fitted carpeting, fitted wardrobe, radiator, two double glazed windows.

BEDROOM

12' 1" x 9' 4" (3.70m x 2.85m) With fitted carpeting, radiator, two double glazed windows.

BATHROOM

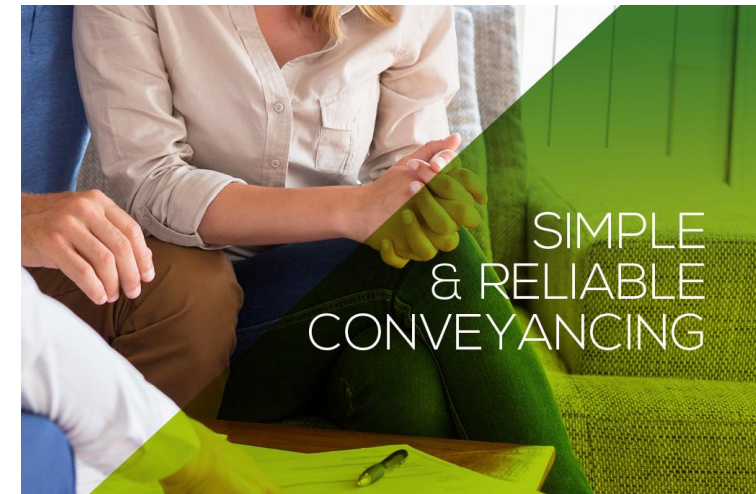
6' 6" x 6' 3" (2.00m x 1.93m) Comprising a three piece suite of low level wc, hand wash basin, bath with shower over and screen, laminate flooring, radiator.

EXTERNAL

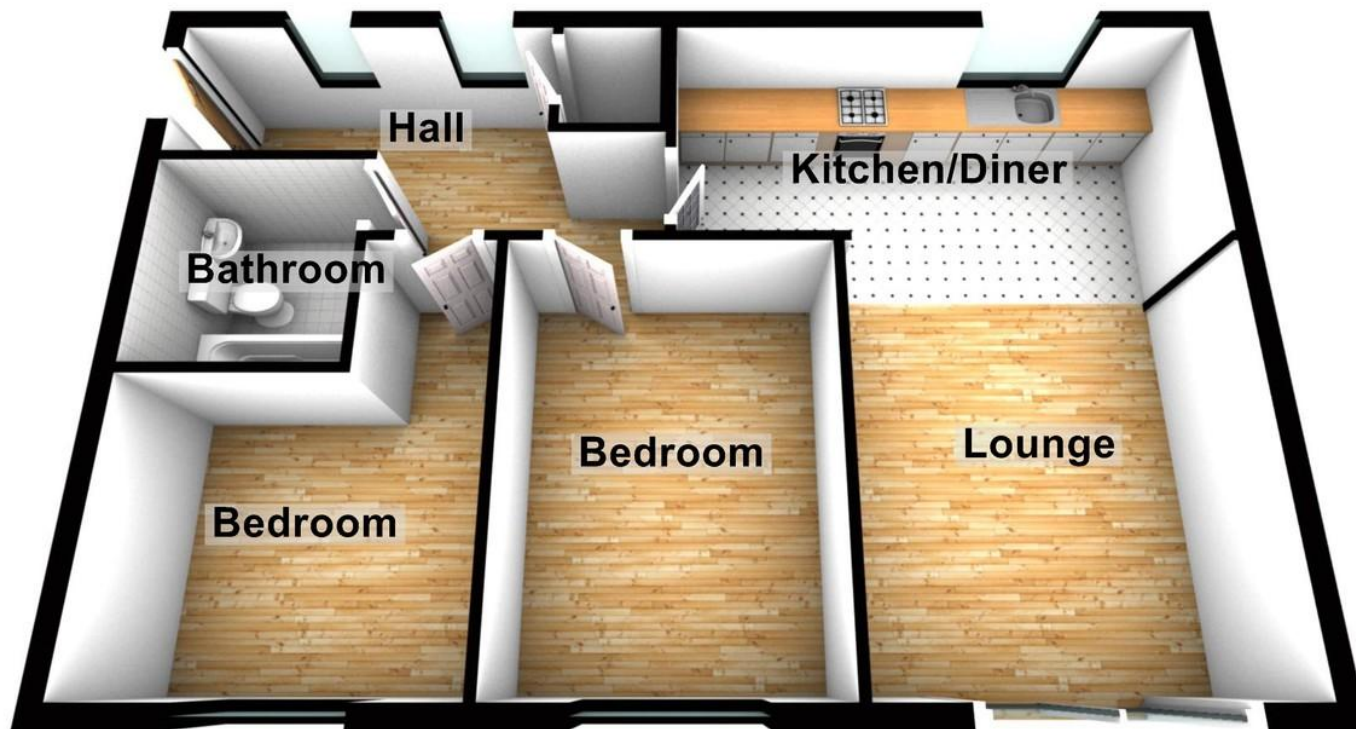
To both the front and rear of the property are low maintenance communal garden areas: the front features a pleasing forecourt with lawn, paved patio, shrubs and flowers, whilst to the rear is an open lawn. The apartment has a level entrance at the rear. This property also comes with an allocated parking space and visitor spaces are also available if and when required.

ADDITIONAL INFO

TENURE: Leasehold - Solicitor to confirm details.
COUNCIL BAND: C
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



Uppermill Office

35 High Street
Uppermill
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OL3 6HS

Monday – Friday. 9am – 5pm
Saturday & Sunday. 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.