



Bridge Street
Uppermill, Saddleworth

£188,000

- Middle Stone Cottage
- Two Bedrooms
- Allocated Parking Space
- Uppermill Village Location
- Recently Refurbished
- Modern Kitchen & Bathroom
- No Chain
- Energy Rating D (Potential B)



Having undergone a recent renovation this two bedroom mid terrace cottage is in walk in condition and is being sold with no onward chain. The property is positioned in a prime village location within striking distance of Uppermill High Street and further benefits from allocated parking.

Internally comprising briefly of: entrance vestibule, spacious lounge, brand new fitted kitchen, landing providing loft access, two bedrooms and a contemporary bathroom suite. The property is finished to a high modern standard, has gas fired central heating (recent

combi boiler), uPVC double glazed windows, new carpeting and vinyl flooring throughout and has secure composite doors to the front and rear (both alarmed).

Externally this property has a stone paved front patio garden whilst to the rear is a stone paved courtyard which is open with two neighbouring properties and has a useful storage shed. Allocated parking for one car is to the rear of the property.

All Uppermill village amenities are within a two minute walk and both the supermarket and Greenfield railway station are approximately a ten minute walk.

Being sold with a Freehold title and viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

Accessed via a secure composite entrance door, fitted entrance carpet, door to the lounge.

LOUNGE

13' 6" x 15' 0" (4.13m x 4.58m) With fitted carpeting, uPVC double glazed window, gas fire with stone hearth and wood surround/mantle

KITCHEN

9' 8" x 15' 0" (2.96m x 4.59m) This newly fitted kitchen with a full range of shaker style wall and base units and co-ordinating work tops, electric hob, electric oven, stainless steel sink and drainer, plumbing for washing machine, dishwasher, vinyl flooring, radiator, uPVC double glazed window, secure composite door leading to rear courtyard and parking.

LANDING

With fitted carpeting and access to the boarded loft with light.

BEDROOM

12' 4" x 15' 2" (3.78m x 4.63m) With fitted carpeting, uPVC double glazed window, radiator.

BEDROOM

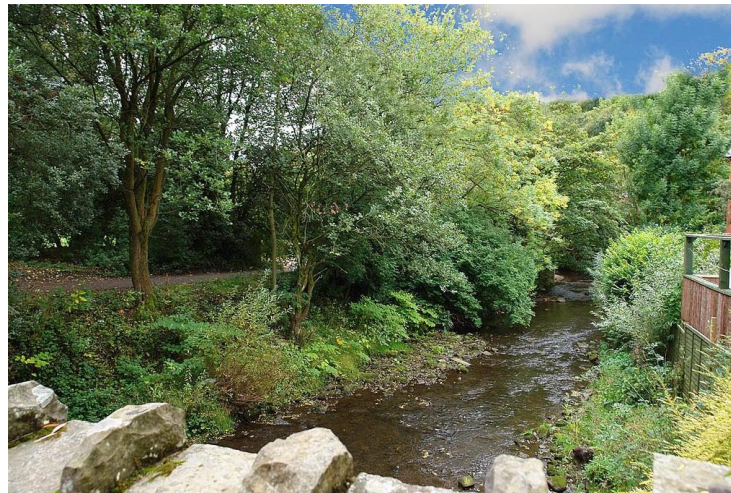
10' 5" x 6' 5" (3.19m x 1.96m) With fitted carpeting, uPVC double glazed window, radiator.

BATHROOM

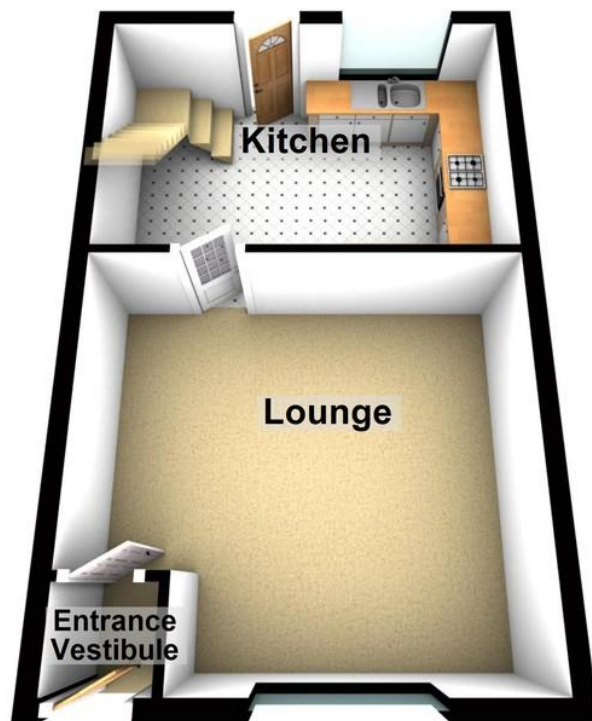
Newly fitted comprising low level wc, hand wash basin, panelled p shaped bath with shower screen and shower over, additional mixer shower attachment, heated towel radiator, vanity mirror cabinet, fully tiled walls, vinyl flooring, uPVC double glazed obscure window.

EXTERNAL

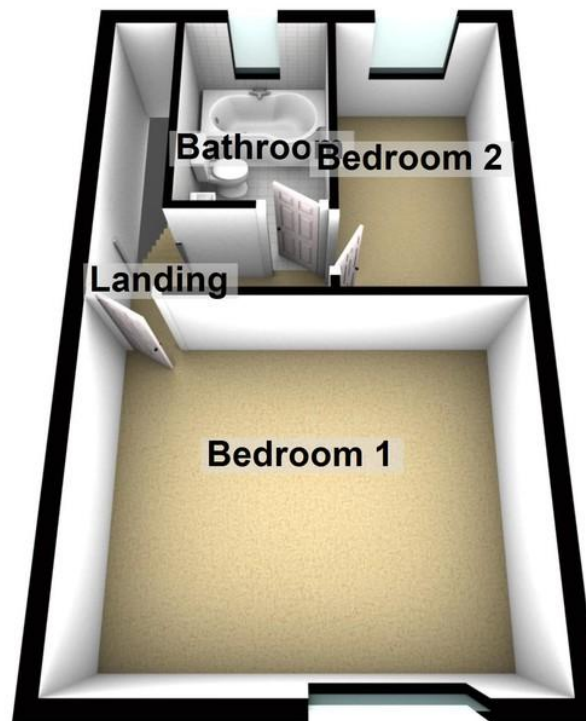
To the front is a stone paved patio garden with flower bed/shrub area and stone boundary wall. At the rear is a stone courtyard including useful storage shed and an allocated parking space. To the front and rear is a pedestrian right of access for the neighbouring property.



Ground Floor



First Floor



ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

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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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.

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