



Longley Gardens Saddleworth Road, HX4 8LZ
£142,500

bramleys



This beautifully presented duplex apartment at Longley Gardens has been recently refurbished throughout, offering modern, versatile living across two floors. The property features two bedrooms, a contemporary bathroom, a generous open-plan lounge/diner with Juliet balcony, and a fitted kitchen with solid oak work surfaces. Benefiting from a private garage and Wi-Fi controlled electric heating, the home is ideally located for a wide range of amenities including shops and restaurants in West Vale, with easy access to the M62 motorway, making it perfect for commuters.



FIRST FLOOR:

Entrance Hall

Having engineered wood flooring, wall-mounted Wi-Fi controlled electric heater, staircase to first floor, telephone entry point, door to living area.

Lounge/Diner

13'7 x 14'11 max (4.14m x 4.55m max)

Open-plan reception with engineered wood flooring, wall-mounted Wi-Fi controlled electric heater, UPVC window and French doors opening onto Juliet balcony, inset ceiling spotlights, open-plan to kitchen.

Kitchen Area

Fitted with matching wall and base units and solid oak block work surfaces, inset sink with side drainer and mixer tap, four-ring electric hob with oven beneath and extractor canopy, integrated fridge/freezer, integrated washing machine, tiled splashbacks, inset ceiling spotlights, useful understairs storage cupboard.

SECOND FLOOR:

Landing

Loft access point, door to storage cupboard housing hot water cylinder.

Master Bedroom

13'8 max x 8'11 (4.17m max x 2.72m)

A good sized double bedroom with UPVC window to front, wall-mounted Wi-Fi controlled electric heater.

Bedroom 2

10'9 x 6'0 (3.28m x 1.83m)

Having UPVC window to front, wall-mounted Wi-Fi controlled electric heater.

Bathroom

Fully tiled walls and floor, three-piece modern suite comprising low flush WC, wash hand basin set to vanity, panelled bath with electric shower over, ladder-style heated towel rail, UPVC window to side, extractor fan, shaver socket, inset ceiling spotlights.



Garage

With up and over door power and light.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

From Bramleys Elland on Victoria Road, proceed towards Jepson Lane and turn onto Jepson Lane. Continue along before turning onto Long Wall. Follow as it becomes Saddleworth Road, continuing downhill towards Greetland. Turn left into Longley Gardens and follow the road to number 8 which can be identified by the Bramleys board.

COUNCIL TAX BAND:

Band B

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

TENURE:

Leasehold - Term: 150 years from 1/1/2008 / Rent: TBC

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.

Ground Floor



First Floor



CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	78
(81-91) B	
(70-80) C	68
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	