



# Pickmere Mews, Uppermill, Saddleworth

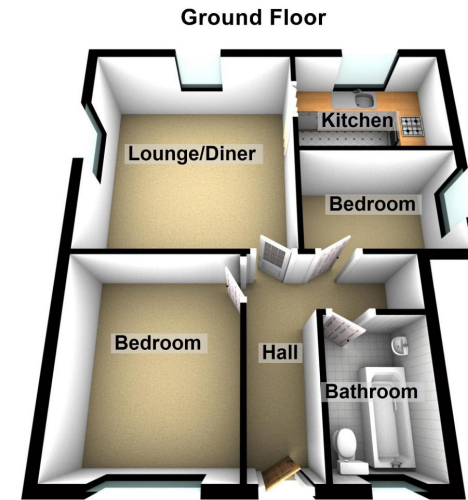
£225,000

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- Ground Floor Apartment
- Two Bedrooms
- Central Uppermill Location
- Driveway Parking Space
- Level Walking Distance To All Village Amenities
- Own Entrance (no communal hallway)
- No Onward Chain
- Energy Rating C





Located in central Uppermill within level walking distance of all village amenities is this two bedroom ground floor apartment on a sought after development. Being sold with no onward chain and with off road parking for one car which would also allow a small seating area if required.

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 71                      | 74        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

### Uppermill Office

35 High Street  
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OL3 6HS

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
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Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
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Saturday – Sunday 10am – 3pm