



Manchester Road, Greenfield, Saddleworth

£325,000



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Manchester Road, Greenfield, Saddleworth

This traditional stone end of terrace is well placed within Greenfield village. It boasts deceptively spacious living accommodation over four floors and a quaint, peaceful south facing garden. The home is well presented with the current owner remodelling the lower ground level to create a bright additional reception room with French doors opening to the back garden.





Well placed within the village of Greenfield is this stone end of terrace. Boasting spacious living accommodation over four floors and with a quaint south facing garden. The home has been well presented for sale with the current owner remodelling the lower ground level to create a lovely additional reception room with French doors to the garden.

Internally greeted to an entrance hall at the ground floor level with a door opening into a sitting room and through to a lounge with cast iron stove. Stairs go down to lower ground level where there is a recently installed kitchen and a versatile sitting/breakfast room and wc. On the first floor are two double bedrooms, both featuring fitted furniture and a contemporary shower room. A further set of stairs rise up to the second floor bedroom.

The home features a lovely south facing rear courtyard garden with paved patio, garden pergola and an abundance of flora. On street parking is plentiful to the front.



Greenfield has an excellent range of local shopping facilities and there are excellent transport services including a rail connection to West Yorkshire and Manchester. The area is also well served with recreational and sporting amenities, including access to the Peak Park and Dovestone sailing club.

Fully double glazed and heated via a gas fired combi boiler, viewings can be arranged by calling the Uppermill office today.

Ground Floor

Entrance Hall



Sitting Room

4.52m x 3.56m (14'9" x 11'8")

A front facing double glazed window provides plenty of natural light. The sitting room has character stone flooring, radiator and stairs down to the lower ground.

Lounge

4.49m x 4.39m (14'8" x 14'4")

The lounge has a large double glazed window with south aspect. The central focus of the lounge is the cast iron stove with stone hearth, complimented with stripped wood flooring and radiator.

Lower Ground Floor

Hall

Storage cupboards provide useful storage space. With laminate flooring and under stairs cupboard.

Kitchen

4.44m x 2.03m (14'6" x 6'7")

With fitted base units, coordinating work surfaces, four zone induction hob, stainless extractor hood, space for fridge/freezer and 1 1/2 sink with mixer tap. A double glazed side window offers natural light, the kitchen also has exposed stonework and has laminate flooring throughout.

Breakfast/Dining Room

4.39m x 4.29m (14'4" x 14'0")

Open to the kitchen, the breakfast/dining room has fitted base units with a breakfast bar and is plumbed for a washing machine. A floor to ceiling double glazed window floods the room with natural light and double glazed French doors lead out to the rear garden. A lovely character stone fireplace is a focal point of this versatile space.

WC

1.31m x 1.06m (4'3" x 3'5")

Comprising wc with hand wash basin and wall mounted Worcester combi boiler.

First Floor

Landing

Carpeted with stairs to the second floor and with a useful storage cupboard.





Bedroom

3.43m x 3.24m (11'3" x 10'7")

With fitted furniture including wardrobes, drawers and dressing table, this double bedroom has a large front facing double glazed window along with fitted carpeting and a radiator.

Bedroom

4.09m x 2.99m (13'5" x 9'9")

Located at the rear with outlook towards Chew Brook from the double glazed window. This double bedroom also has fitted furniture with a range of wardrobes and dressing table. Carpeted and heated with a radiator.

Shower Room

3.63m x 1.39m (11'10" x 4'6" Ave.)

Comprising modern three piece suite of low level wc, hand wash basin with vanity storage and double walk-in rainfall shower with separate attachment. The shower room has an obscured double glazed window, heated towel rail, extractor fan and tiled walls.



Second Floor

Bedroom

4.43m x 4.03m (14'6" x 13'2")

A further double bedroom which offers plenty of storage with multiple eaves cupboards. The bedroom has natural light flooding in from the Velux skylight fitted with blackout blind.

Externally

To the front of the home is on street parking. The rear garden is a quaint country style which offers paved patio area, timber pergola, raised flowerbeds and perimeter fencing with drystone boundary wall. The rear garden has a south facing aspect.



Additional Information

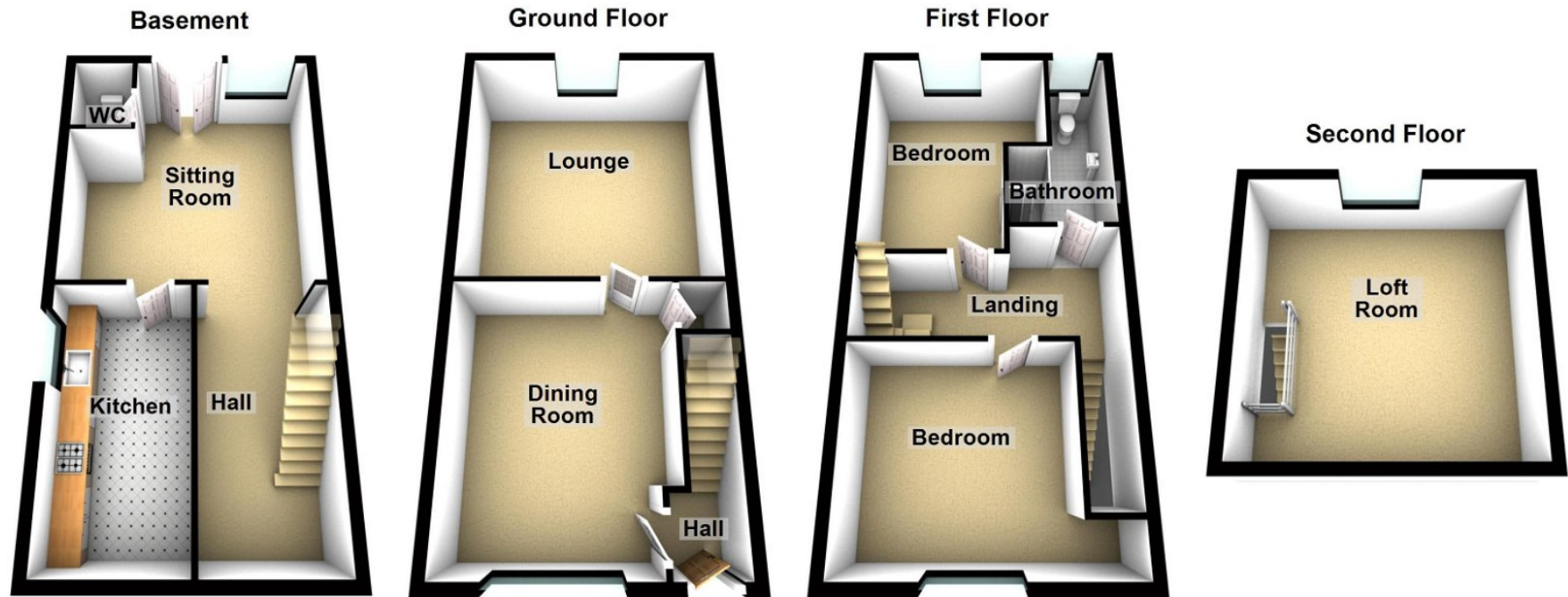
TENURE: Freehold - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: n/a

COUNCIL BAND: C (£2091.00 per annum.)

VIEWING ARRANGEMENTS: Strictly by appointment via Kirkham Property.



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