



Bowler Way, Greenfield, Saddleworth

£300,000



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## Bowler Way, Greenfield, Saddleworth

Presented to the market in pristine walk-in condition is this two bedroom end town house. Situated on a modern development of stone built properties, this particular home is well positioned with a south facing rear garden and offering off street parking for two cars.







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The current owner has overseen recent additions to the home including a bespoke media wall with smart spot lighting, new carpets and Karndean flooring along with full decoration throughout.

Internally you are greeted to the luxury Poggenpohl fitted kitchen with Corian work surfaces and door leads into a hall with stairs rising to the first floor and access to a downstairs wc. A further door leads into a well appointed lounge/diner with French doors opening out to the charming garden. On the first floor you will find two double bedrooms, both containing high quality fitted furniture along with a contemporary bathroom suite.



A well landscaped rear garden provides a scenic outlook towards surrounding countryside, with an additional low maintenance space to the side of the home which overlooks a tranquil stream. Two parking spaces are located in front of the house.

Fully double glazed with gas central heating







## Lounge/Diner

3.59m x 3.14m (11'9" x 10'3")

A well appointed reception room which includes a bespoke media wall with living flame electric fire, built in cupboards and shelving with smart controlled lighting. Karndean flooring runs throughout, with double glazed windows and French doors offering a south facing aspect and looking out towards Dovestones. The lounge/diner also benefits from an integrated surround speakers.

## WC

1.58m x 0.98m (5'2" x 3'2")

Comprising Porcelanosa low level wc, Porcelanosa hand wash basin, tiled floor and heated towel rail.

## Landing

With fitted carpeting, double glazed side window looking out to the nearby stream and access into the loft via a hatch.



## Bedroom

3.59m x 2.64m (11'9" x 8'7" Min.)

Providing plenty of natural light with two double glazed windows to the front aspect. This bedroom includes a fitted wardrobe, fitted dressing table and fitted shelving. Fully carpeted with radiator and access into a storage cupboard.

## Bedroom

3.13m x 2.04m (10'3" x 6'8")

With fitted carpeting, fitted wardrobe, fitted desk, radiator and double glazed window with south facing aspect.

## Bathroom

3.13m x 1.41m (10'3" x 4'7")

Comprising Porcelanosa bathroom suite of low level wc, hand wash basin, bath with mains fed rainfall shower, separate attachment and screen. Fully tiled walls and floor are complimented with a heated towel rail and an obscured double



## Externally

The property benefits from its corner plot position with well landscaped gardens to the side and rear. Maximising on a south facing aspect looking out towards Dovestones countryside, which is just a ten minute walk away.

The rear garden has easy to maintain with paved Indian stone patio, lawn, raised beds and further gravel patio. Fully enclosed with boundary fencing and with outside spotlighting. Additionally there is a small patio area to the side which looks out to a nearby stream. A secure side gate provides access to the rear garden.

Parking is by means of two parking spaces to the front.

## Additional Information

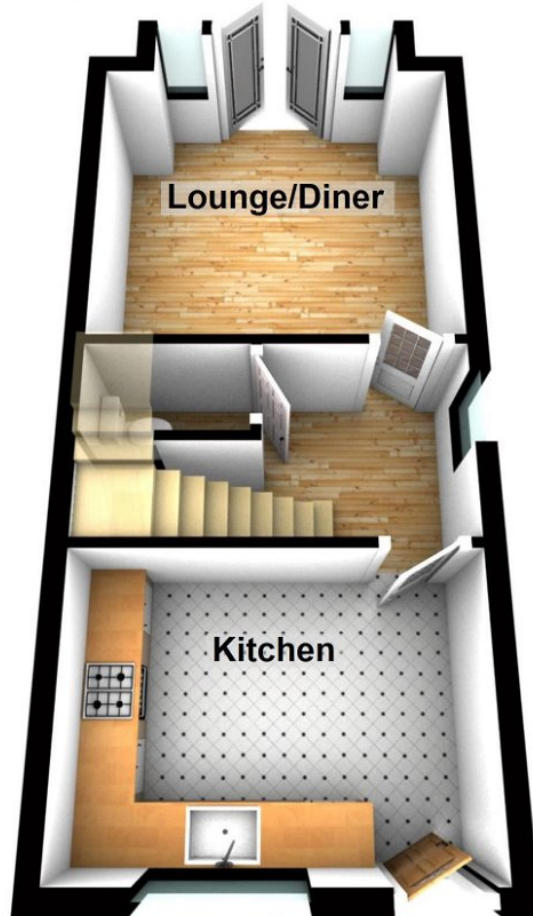






## Ground Floor

Approx. 29.4 sq. metres (316.1 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.7 sq. feet)



Total area: approx. 57.4 sq. metres (617.8 sq. feet)

### Uppermill Office

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