

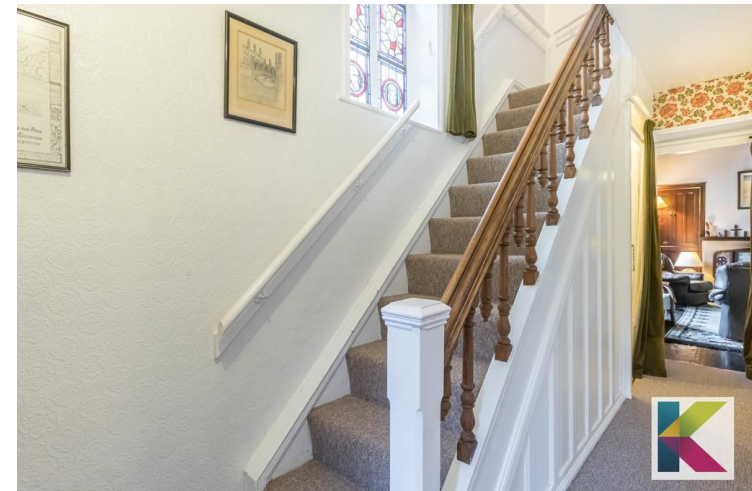
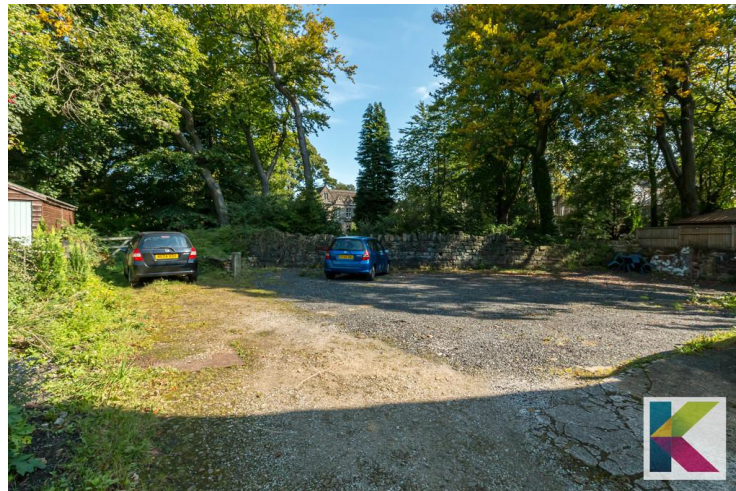


6 Moorgate Street

Uppermill, Saddleworth

£375,000

- Period Property
- Large & Versatile Accommodation
- Off Road Parking For 2 Cars
- Three Reception Rooms
- Four Bedrooms
- Originally Two Properties
- Close To Uppermill High Street
- Energy Rating E



A unique stone built home of historic interest in the heart of Uppermill village known as "the house with the chapel". Built in 1840 with attractive features by George Shaw, the locally renowned Victorian Gothic architect & antiquarian.

A four bedroom corner terrace house built over four floors, this deceptively large much loved home has offered ample flexible accommodation for the changing needs of family life. In addition to the 'chapel' (a lounge), there is a living room leading to the kitchen, study, two attic rooms, a downstairs WC and copious storage. The kitchen, bathroom & utility room have been modernised but the house, particularly in the semi-basement, continues to offer great potential for further adaptation.

Off road parking for two cars is designated close to the property plus parking for visitors. Along with the parking comes a patio area to the side of the house, greenhouse, planting area and a shared right to use a garden and all

access paths on the other side of the property.

The property is located just off the high street in the centre of Uppermill, in a very sought after location. There are village amenities along the High Street including lovely cafes, shops, bars and restaurants. Greenfield railway station is a round a fifteen minute walk and provides direct access to both Manchester and Leeds.

Contact Kirkham property 7 days a week to arrange your viewing and call into our office to read the historical notes on the fabulous house.

HALL

Accessed via a timber glazed entrance door, period stained glass side window, fitted carpeting, stairs to landing, stairs to the lower ground floor, radiator.

CHAPEL (LOUNGE)

16' 11" x 12' 0" (5.17m x 3.67m) With wooden flooring, two timber glazed windows, original fireplace with stone surround and hearth, built in storage cupboards, open ceiling apex with wood panelling decorated with stencilled herons.

DINING ROOM

15' 1" x 12' 6" (4.61m x 3.82m) With fitted carpeting, radiator, timber double glazed windows, stone fireplace.

PANTRY

With built in storage.

KITCHEN

13' 9" x 8' 7" (4.20m x 2.63m) With fitted wall and base units, worktops including breakfast bar, double oven, gas hob, stainless steel sink with double drainer, dual aspect timber windows.

LANDING

With fitted carpeting, under stair storage, radiator, additional storage cupboards.

BEDROOM

11' 10" x 11' 3" (3.62m x 3.43m min) With fitted carpeting, radiator, timber double glazed windows, built in storage.

BEDROOM

6' 11" x 8' 9" (2.13m x 2.68m +bay) With fitted carpeting, radiator, timber glazed window, built in storage cupboards.

BEDROOM

7' 4" x 6' 0" (2.25m x 1.85m) With fitted carpeting, radiator, uPVC double glazed bay windows.

BATHROOM

7' 2" x 6' 2" (2.19m x 1.90m) Comprising wc, wash hand basin, bidet, bath with shower over, fully tiled walls, radiator, uPVC double glazed obscure window.

LOFT ROOM

11' 3" x 9' 5" (3.44m x 2.88m) With fitted carpeting, radiator, Velux roof windows.

LOFT ROOM 2

11' 3" x 9' 2" (3.44m x 2.81m) With fitted carpeting, radiator, Velux roof windows, timber glazed side windows.

LOWER GROUND FLOOR HALLWAY

With fitted carpeting, timber glazed window, under stair storage, timber glazed window, access to coal room.

BEDROOM

15' 2" x 12' 5" (4.63m x 3.81m) With fitted carpeting, radiator, timber glazed window.

ENSUITE

6' 3" x 4' 10" (1.93m x 1.49m) Comprising a low level wc, wash hand basin, shower, timber glazed window, radiator.

LOUNGE

17' 10" x 12' 0" (5.44m x 3.66m) With fitted carpet, radiator, stone fireplace, timber glazed window, timber glazed door to patio area.

UTILITY ROOM

13' 10" x 8' 2" (4.22m x 2.51m) With fitted storage cupboards, stainless steel sink and drainer, plumbing for washing machine, storage for tumble dryer, radiator, timber glazed window, uPVC double glazed window, wall mounted valiant boiler.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Uppermill Office

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Friday – 8:30am – 5pm

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