

The Old Printworks, Uppermill, Saddleworth

£325,000

Saddleworth

Bedrooms: 3 | **Bathrooms:** 2 | **Receptions:** 1

Welcome to this beautifully presented, ready-to-move-into three-bedroom townhouse, complete with off-road parking for two vehicles. Ideally situated in the heart of Uppermill village, the property is just a short stroll from the village park and only two minutes' walk from a fantastic selection of independent shops, cafés, bars, and restaurants.

Step inside to a welcoming entrance hallway featuring stylish Amtico flooring, which continues into the spacious ground-floor bedroom. This room benefits from fitted wardrobes and a contemporary, fully tiled en-suite shower room, making it an ideal guest suite or principal bedroom.

Stairs lead to the first floor, where a large feature window floods the stairwell with natural light. Here you'll find an impressive open-plan living space, comprising a modern kitchen, dining area, and lounge, all finished with Amtico flooring. Three large windows, fitted with elegant plantation blinds, create a bright and airy atmosphere throughout. The well-appointed kitchen includes integrated appliances, including an electric oven and hob, microwave, fridge-freezer, and washing machine, flowing seamlessly into the dining and living areas, perfect for both everyday living and entertaining.

On the second floor, the striking vaulted ceiling with exposed beams and a Velux window adds character and charm to the landing. The stylish, fully tiled family bathroom features a generous walk-in shower with both a rainfall shower head and a handheld attachment. Two further well-proportioned bedrooms each offer exposed beams, fitted wardrobes, Velux windows, and useful eaves storage.

Offering a superb combination of modern comfort, character features, and an enviable village-centre location, this exceptional home truly must be viewed to be fully appreciated.

To arrange your viewing and take the first step towards making this beautiful property your new home, contact West Riding today on 01457 819181.

Additional Information

TENURE: Freehold - Solicitor to confirm.
GROUND RENT: n/a
SERVICE CHARGE: n/a
COUNCIL BAND: C - £2,323.50
VIEWING ARRANGEMENTS: Strictly by appointment via West Riding.

Hallway - 1.96m x 1.81m (6'5" x 5'11")

Bedroom - 3.87m x 2.26m (12'8" x 7'4")

Ensuite - 1.81m x 1.8m (5'11" x 5'10")

Open Plan Kitchen/Dining/Lounge - 8.12m x 4.84m (26'7" x 15'10")

Bathroom - 2.54m x 1.61m (8'4" x 5'3")

Bedroom - 3.32m x 2.89m (10'10" x 9'5")




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