



**Buckley Mill, Uppermill, Saddleworth**  
Saddleworth

**£190,000**

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

Enjoy the best of village living in this superbly positioned two-bedroom duplex apartment, ideally located in the heart of the village. Perfect for those seeking a stylish lock-up-and-go, a smart first home, or a comfortable downsizing opportunity, this property combines convenience, charm, and low-maintenance living.

Accessed via stairs to the second floor, the apartment welcomes you with an entrance hallway featuring two useful storage cupboards and a fully tiled bathroom complete with a shower over the bath.

The first bedroom features fitted wardrobes and a generous window, allowing plenty of natural light to flood the room. The kitchen is well-equipped with integrated appliances, including an electric oven and hob, fridge freezer, and washing machine. Two windows flood the space with natural light, creating a bright and uplifting cooking and dining environment.

The lounge is equally inviting, with a generous window allowing plenty of natural light and a striking spiral staircase leading to the second bedroom. This upper-level bedroom also benefits from fitted wardrobes, making excellent use of space.

Externally, the property offers the added advantage of a private rear car park with an allocated space plus additional visitor parking, a rare and valuable feature in such a central location.

This is a fantastic opportunity to secure a well-presented home in a highly desirable setting. To arrange your viewing, contact West Riding on 01457 819181 today.

#### **Additional Information**

TENURE: Leasehold 999 years from 2003 - Solicitor to confirm.

GROUND RENT: n/a

SERVICE CHARGE: £115.00 per month.

COUNCIL BAND: B - £1,929.92

VIEWING ARRANGEMENTS: Strictly by appointment via West Riding.

**Lounge** - 3.88m x 4.5m (12'8" x 14'9")

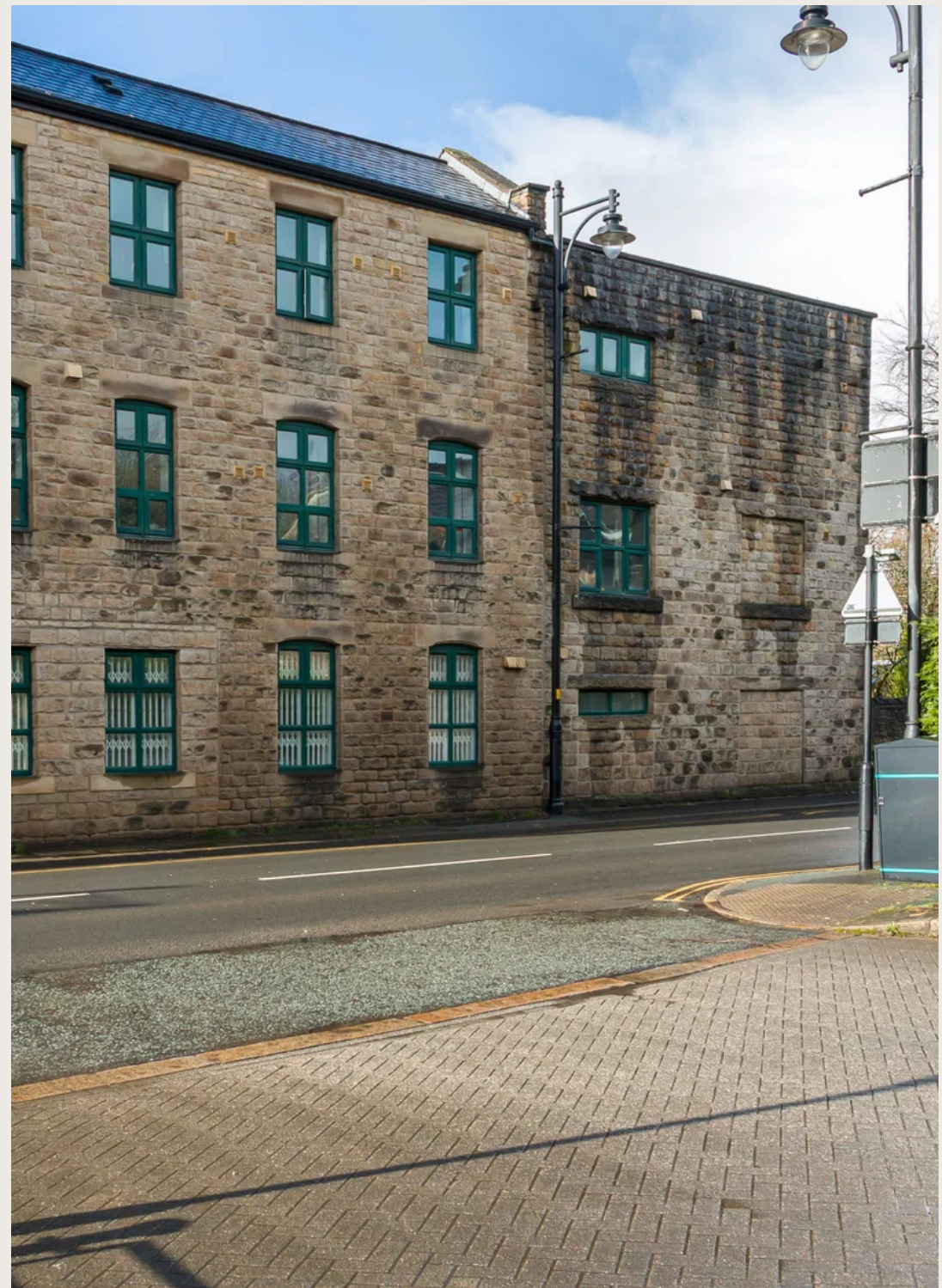
**Kitchen** - 2.55m x 3.77m (8'4" x 12'4")

**Bathroom** - 1.84m x 1.83m (6'0" x 6'0")

**Bedroom** - 3.64m x 2.72m (11'11" x 8'11")

#### **Hallway**

**Mezzanine** - 3.94m x 2.97m (12'11" x 9'8")









## West Riding

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