



13 Pickhill Mews

Uppermill, Saddleworth

Shared Ownership £100,000

- Ground Floor Flat
- One Bedroom
- Allocated Parking
- Over 55's Development
- 70% Joint Ownership
- General Modernisation Required
- Central Uppermill location
- Energy Rating C



Situated on an over 55's development in Uppermill is this one bedroom ground floor flat on Pickhill Mews. Requiring modernisation throughout, this flat is a great opportunity for a buyer to make this their own. The property benefits from a recently installed Vaillant combi boiler and multiple storage cupboards.

Internally comprising of entrance hallway, lounge, kitchen/dining area, fitted bedroom and shower room along with three storage cupboards.

Parking is allocated strictly for residents only and communal garden areas are located all around the development.

The flat is shared ownership with you buying a 70% share of the ownership of the flat. There is a monthly service charge for the upkeep of the development.

Being sold with no onward chain the property is able to be

viewed by calling Kirkham Property.

ENTRANCE HALL

Accessed via a secure entrance door and with fitted carpeting, radiator, two storage cupboards.

LOUNGE

13' 7" x 9' 7" (4.16m x 2.94m) Fitted with carpeting and with double glazed window & radiator.

KITCHEN/DINER

10' 0" x 9' 2" (3.06m x 2.80m Max) With wall and base units, worktops, stainless steel sink and drainer, Vaillant combi boiler, space for cooker, plumbing for washing machine, pantry cupboard, radiator, double glazed window and door to communal garden.

BEDROOM

11' 3" x 9' 7" (3.45m x 2.94m) With fitted wardrobe,

carpeting, radiator, double glazed window.

SHOWER ROOM

9' 6" x 4' 8" (2.90m x 1.44m) Comprising three piece suite of low level wc, hand wash basin, shower with shower curtain, radiator, tiled walls and floor, double glazed obscure window, extractor fan.

EXTERNALLY

Pickhill Mews is an over 55's development and has pleasing communal outdoors areas to the perimeter of the development. These include patio and lawned areas with low maintenance shrubs and flowers. There is a communal bin store along with drying areas. Parking is strictly for residents.

ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

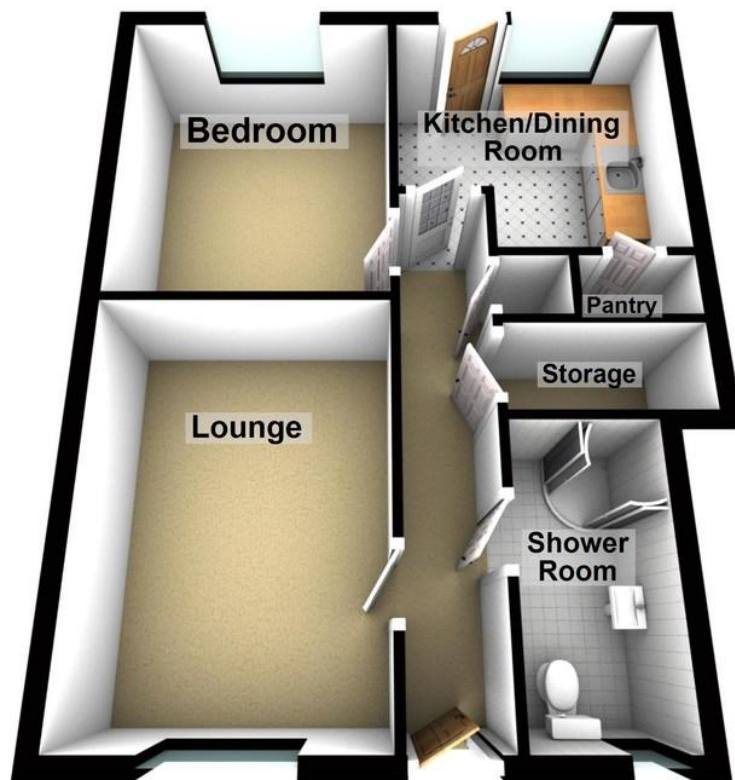
SERVICE CHARGE: £93.27 per month which includes the upkeep of the development along with buildings insurance.

COUNCIL BAND: A

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



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