



The Wharf

Wool Road, Dobcross

£150,000

- Ground Floor Apartment
- One Bedroom
- Allocated Parking Space
- Popular Mill Conversion

- Walking Distance To Canalside Walks
- No Onward Chain
- Communal Garden Areas
- Energy Rating D



Conveniently located within walking distance of everyday amenities in Uppermill is this ground floor apartment in The Wharf, Dobcross. This one bedroom apartment has a light and airy open plan living space and benefits from having an allocated parking space along with further visitor parking available on site.

Internally accessed via a communal entrance and briefly comprising of open plan living/kitchen/breakfast area, hallway with storage cupboard, double bedroom and bathroom.

Contact Kirkham Property 7 days a week to organise a viewing on The Wharf.

LOUNGE AREA

13' 9" x 10' 7" (4.20m x 3.24m) Accessed via the communal entrance hallway and with stripped wood flooring, floor to ceiling timber double glazed window, electric storage heater.

KITCHEN/BREAKFAST AREA

10' 1" x 10' 7" (3.09m x 3.24m Max) Fitted with a range of wall and base units, coordinating worktops, electric oven, ceramic hob, integral extractor hood, integral fridge, stainless steel sink and drainer, splash back tiling, breakfast bar, electric storage heater.

HALL

Featuring stripped wood flooring, access to storage cupboard.

BEDROOM

14' 8" x 7' 8" (4.48m x 2.34m Max) With fitted carpeting, electric storage heater, floor to ceiling timber double glazed window.

BATHROOM

6' 11" x 5' 10" (2.13m x 1.80m) Comprising three piece suite of low level wc, hand wash basin, panelled bath with separate mains fed shower, partly tiled walls, vinyl flooring, storage cupboard with plumbing for washing machine.

EXTERNAL

Parking is available with an allocated parking space for one vehicle along with further parking for visitors on site. The development has communal seating/garden area next to the canal.

ADDITIONAL INFORMATION

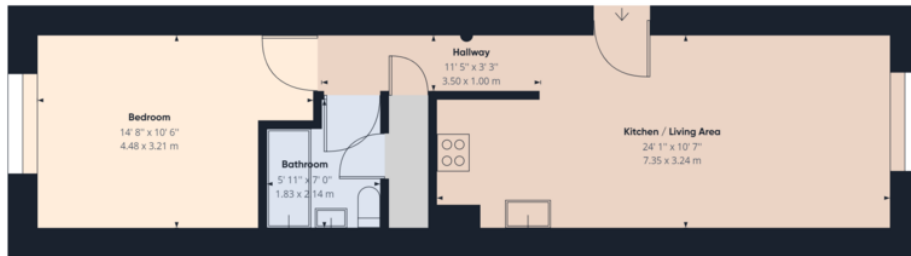
TENURE: Solicitor to confirm details.

SERVICE CHARGE: Approximately £850 per annum covering window cleaning, buildings insurance, communal garden maintenance and communal hallway cleaning.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Ground Floor

Approximate total area⁽¹⁾

481.58 ft²
44.74 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 7pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm