



38 Bowler Way
Greenfield, Saddleworth

£245,000

- Stone Mid Townhouse
- Two Bedrooms
- PoggenPohl Kitchen
- Very Well Presented Throughout
- Allocated Parking Space
- No Onward Chain
- Modern Development
- Energy Rating B



Situated on a modern development in the heart of sought after Greenfield is this two bedroom town house. Very well presented throughout and being sold with no onward chain, the property is conveniently located for people looking to commute into nearby towns and cities being only a short walk from Greenfield Rail Station. Every village amenity is within easy walking distance and two outstanding rated Ofsted primary schools are also close by.

Internally this well finished home comprises, PoggenPohl kitchen/diner, lounge and wc to the ground floor. Off the first floor landing are two bedrooms and a family bathroom. The house is warmed with gas fired central heating, glazed with uPVC double glazing throughout and is being sold with no onward chain.

Externally to the front is a low maintenance forecourt. French doors from the lounge give access to the rear garden which is fully enclosed with boundary fencing. There is an allocated parking space to the rear of the property.

To view this property call Kirkham Property 7 days a week.

KITCHEN/DINER

11' 11" x 8' 8" (3.65m x 2.65m) Accessed via a secure composite entrance door and fitted with a range of high gloss PoggenPohl base and wall units and coordinating worktops. Integral appliances include Miele oven, Miele hob, Fridge/Freezer and Miele dishwasher. There is also a stainless steel sink, plumbing for washing machine, cupboard housing the

Baxi combi boiler, tiled floor, radiator, uPVC double glazed window, under stairs storage cupboard and integrated sound system.

HALL

With fitted carpeting, radiator, stairs to first floor.

WC

5' 3" x 2' 11" (1.61m x 0.89m) Comprising low level wc, hand wash basin, tiled floor.

LOUNGE

11' 11" x 10' 2" (3.65m x 3.12m Min) With fitted carpeting, radiator, integrated sound system, uPVC floor to ceiling windows and French doors to garden.

LANDING

With fitted carpeting, loft access.

BEDROOM

12' 0" x 8' 8" (3.68m x 2.65m) With two double glazed uPVC windows, carpeting, radiator, storage cupboard.

BEDROOM

10' 4" x 6' 5" (3.16m x 1.98m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

10' 0" x 5' 1" (3.05m x 1.56m) Comprising three piece suite of low level wc, hand wash basin, bath with mixer attachment and separate rainfall shower, shower screen, heated towel rail, tiled walls and floor, uPVC double glazed obscure window.

EXTERNAL

The house is elevated from the road and accessed via stairs and a front forecourt. At the rear is an enclosed low maintenance garden. From the French doors there is a paved patio with steps leading down to an Astroturf. A rear gate offers access to the allocated parking space.

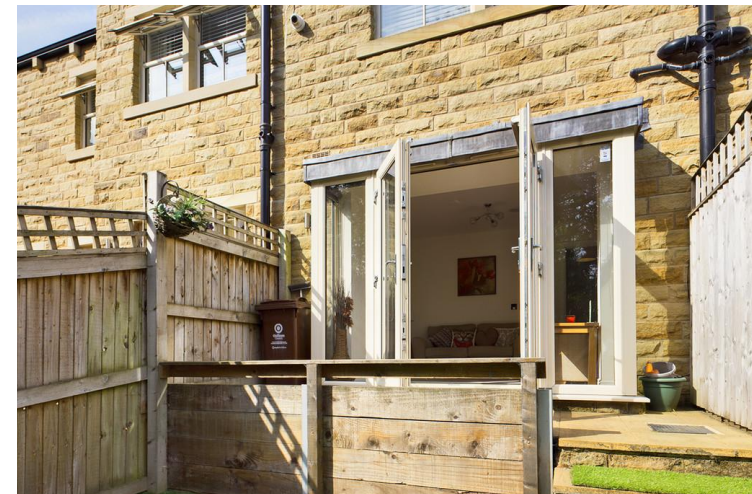
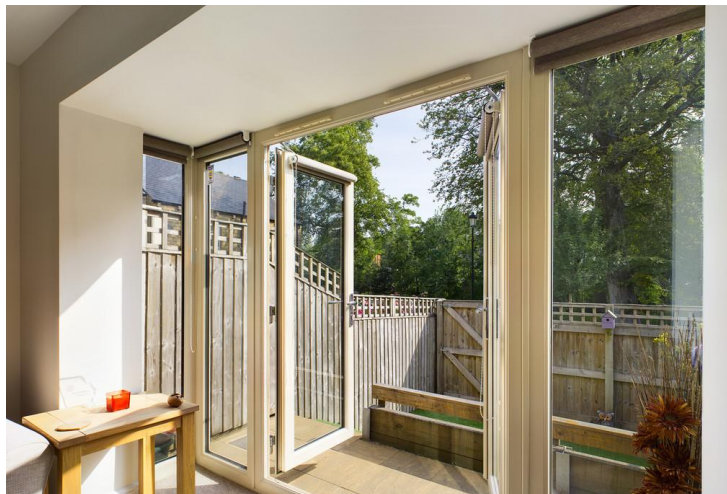
ADDITIONAL INFORMATION

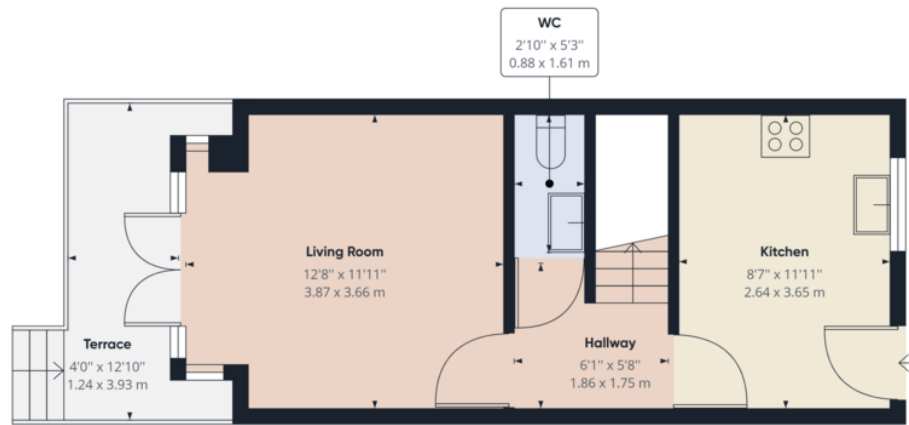
TENURE: Leasehold, 250 years from 2013. £400 ground rent per annum - Solicitor to confirm details.

MANAGEMENT CHARGE: Approximately £400 per annum covering the maintenance of communal areas on the development.

COUNCIL BAND: C

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





Ground Floor

Approximate total area⁽¹⁾

321.49 ft²
29.87 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

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