



Andrew Mill
Manchester Road, Greenfield

£650,000

- Executive development
- Four Bedroom Detached
- High Specification
- Individually designed
- On The Banks Of The River Chew
- Close to Greenfield Train Station
- Former Andrew Mill
- FREEHOLD



HIGH QUALITY
MARKETING
OF YOUR
PROPERTY



HELPFUL
& FRIENDLY
MORTGAGE
ADVICE



SIMPLE
& RELIABLE
CONVEYANCING

The former Andrew Mill is a delightful new development of individually designed homes in the charming village of Greenfield. Surrounded by open countryside, this executive development provides a sought after location coupled with the convenience of great commuter links and a bustling village centre.

Choose from one of four impressive stone built executive homes situated on the banks of the river Chew. There are three 4 bedroom detached homes with double garages built over three storeys plus one 5 bedroom detached home with double garage built over two storey's. All four properties will have a high specification in fixtures and fittings and depending on build stage choices of kitchen and bathrooms will be provided.

Saddleworth lies in the West Riding of Yorkshire and comprises of a number of villages a brief tour of which gives a fascinating glimpse into it's rich and colourful past. Greenfield is built in the valley over the River Chew (which runs along the back gardens) and nestles below Dovestone

reservoir which is a popular spot for walks and sailing. The war memorial on 'Pots and Pans' (visible from the rear of the houses) provides magnificent views over all Saddleworth villages and to the east is a vast area of open-access moorland where hikers can wander up to heights of around 600 meters. The village itself has several shops, pubs and café's including a post office and medical centre. A mid size supermarket is also conveniently situated in the centre of the village. Greenfield train station has regular services to Manchester and Yorkshire.

Plot 2 Andrew Mill is a 3 storey 4 bedroom detached property comprising of entrance hall, wc/cloakroom, lounge and bedroom with ensuite and dressing area the double garage is also at this level. To the lower ground floor is a large family room, large open plan kitchen/diner, WC, study and utility room. Whilst to the first floor there are 3 further bedrooms one with en-suite and a family bathroom.

Externally there is driveway parking, the main garden is to the rear and is tiered down to the banks of the river Chew.

ENTRANCE

WC/CLOAKROOM

3' 10" x 8' 2" (1.17m x 2.50m)

BEDROOM

14' 1" x 10' 9" max (4.3m x 3.3m max)

ENSUITE

7' 8" x 6' 2" (2.35m x 1.90m)

STUDY

7' 2" x 7' 10" (2.2m x 2.4m)

LOUNGE

19' 6" x 16' 7" (5.96m x 5.07m)

GARAGE

18' 2" x 17' 9" (5.56m x 5.43m)

LOWER GROUND FLOOR

FAMILY ROOM

17' 8" x 18' 8" (5.4m x 5.7m)



UTILITY ROOM

5' 10" x 5' 10" (1.8m x 1.8m)

KITCHEN/DINER

13' 9" x 19' 0" (4.20m x 5.8m)

WC

4' 7" x 5' 10" (1.4m x 1.8m)

STUDY

7' 6" x 7' 6" (2.3m x 2.3m)

FIRST FLOOR

INNER ENTRANCE HALL

BEDROOM

13' 1" x 13' 1" max (4.0m x 4.0m max)

ENSUITE

7' 6" x 5' 10" (2.3m x 1.8m)

BEDROOM

12' 1" x 16' 0" (3.7m x 4.9m)

BATHROOM

BEDROOM

17' 4" x 7' 10" (5.3m x 2.4m)

NOTE

The images on this brochure are artist's impressions and are for illustrative purposes only.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday & Sunday. 10am – 3 pm

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