



Bowler Way, Greenfield, Saddleworth

£375,000



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Bowler Way, Greenfield, Saddleworth

Tucked away at the end of this modern development is this four bedroom end town house on Bowler Way in Greenfield. The home has been immaculately presented throughout to the market and offers ample space for modern family life. The development is conveniently placed to offer easy access to primary schools, village amenities and just a short walk to Greenfield Railway Station. The home has a high specification kitchen with PoggenPohl units, Corian worktops and integrated Miele appliances as standard. Fantastic views are offer from the lounge and further benefits from having a Juliette balcony to maximize on the views of the neighbouring countryside.





Entrance Hallway

Accessed via a secure composite entrance door and with tiled flooring, radiator, integral access to garage and stairs to first floor landing.

Kitchen/Dining Room

4.96m x 3.45m (16'3" x 11'3")

Fitted with a high specification PoggenPohl kitchen and coordinating Corian worktops and breakfast bar, integral Miele appliances including electric oven, microwave, four zone induction hob and dishwasher. There is also a 1 1/4 stainless steel sink, plumbing for washing machine, integrated Fridge/Freezer, Baxi combi boiler cupboard, tiled flooring, radiator, double glazed window and French doors to the rear garden.

1.35m x 0.8m (4'5" x 2'7")

Comprising low level wc, hand wash basin, tiled flooring.





First floor landing

Fitted with carpeting and with stairs to second floor.

Lounge

4.96m x 3.9m (16'3" x 12'9" Max.)

This large lounge is south easterly facing and has excellent views over the surrounding countryside in Greenfield. There is a Juliette balcony with French doors, double glazed window, carpeting, radiator and integrated sound system.

Bedroom

3.69m x 2.8m (12'1" x 9'2" Min)

Fitted with carpeting and with fitted wardrobes, two double glazed windows, radiator, access to En-Suite.



En-Suite

2.6m x 0.88m (8'6" x 2'10")

With three piece suite of shower cubicle, low level wc, hand wash basin, heated towel rail, tiled flooring, extractor fan.

Second floor landing

Access to the partly boarded loft can be made via the second floor landing. There is a useful storage cupboard and is carpeted.

Bedroom

4.96m x 2.67m (16'3" x 8'9")

With two double glazed windows and excellent onward views to the rear, fitted wardrobes, bedside drawers, carpeting and radiator.



Bedroom

3.79m x 2.78m (12'5" x 9'1")

With fitted carpeting, radiator, double glazed window, fitted wardrobes.

Bedroom

2.74m x 2.05m (8'11" x 6'8" Max)

With storage cupboard, double glazed window, radiator, carpeting.

Garage

4.38m x 2.89m (14'4" x 9'5")

Accessed via an up and over door and with lighting and power.





Externally

To the front of the house is an off road parking space for one vehicle leading to the single integral garage. A side path and gate leads to the rear garden. This space captures a lot of sunlight and is south easterly facing. There are low maintenance patio and artificial lawned spaces, all of which are enclosed with boundary fencing. A rear gate offers access to a further parking space which is allocated behind the rear garden.

Additional Information

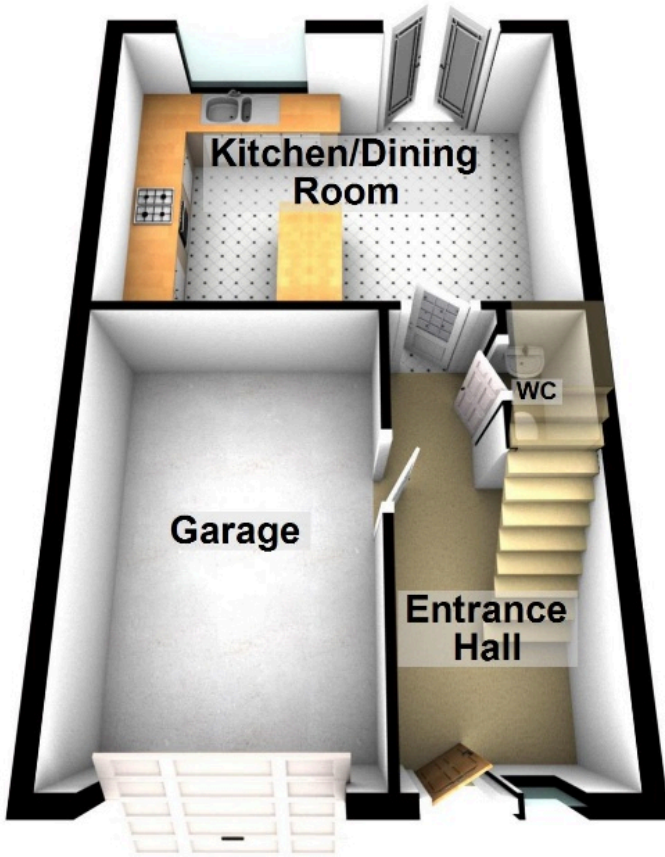
Tenure: Leasehold - 250 years from 2014 - Solicitor to confirm details.

Service Charge: Approximately £400 per annum which covers the communal maintenance of the development.

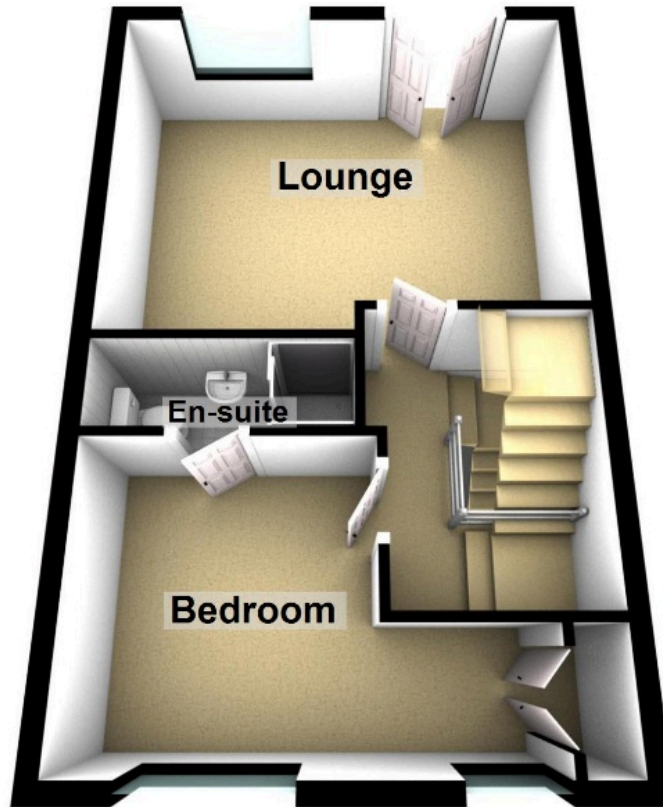
Council Band: E

Viewing Arrangements: Strictly by appointment with the agents.

Ground Floor



First Floor



Second Floor



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