



**Chew Brook Drive**  
Greenfield, Saddleworth

**£370,000**

- Semi Detached House
- Three Bedrooms
- Two Reception Rooms
- Double Garage & Driveway Parking
- South Facing Terrace Balcony
- Central Village Location
- No Onward Chain
- Energy Rating C



Situated in a central village location in Greenfield is this three bedroom semi detached house on Chew Brook Drive. Well presented throughout and being offered with no onward chain, there is more than enough space for everyday family life. With three bedrooms, two reception rooms and a useful basement room currently used as a home gym the home is in walk in condition. Further benefits with this property include being located on a Cul-de-sac location and having a fantastic outlook from the rear.

Internally the property is set over three floors and comprises briefly of entrance hall, lounge, dining room and kitchen to the ground floor. The first floor has three bedrooms, bathroom and wc. On the lower ground floor there is a double garage, wc, utility room and basement room currently used as a gym.

The house offers pleasant outlooks from both the front and rear and has a superb south facing balcony affording to a great outlook and capturing the afternoon sun.

Gas central heated throughout and fully double glazed, this property is being sold with no onward chain. Contact Kirkham Property 7 days a week to arrange a viewing on Chew Brook Drive.

#### ENTRANCE HALL

Accessed via a composite glazed entrance door, radiator, fitted carpeting, stairs to first floor.

#### LOUNGE

15' 10" x 14' 11" (4.84m x 4.55m) With two radiators, fitted carpeting, uPVC double glazed window to front overlooking the pond.

#### DINING ROOM

10' 11" x 9' 8" (3.35m x 2.97m) Open plan from the lounge and with uPVC double glazed French doors to the balcony, radiator, fitted carpeting.

#### KITCHEN

10' 11" x 9' 2" (3.35m x 2.81m) A modern fitted kitchen fitted with a range of wall and base units in high gloss, coordinating worktops, electric oven, induction hob, extractor hood, stainless steel sink, splash back tiling, integral dishwasher, integral fridge/freezer, uPVC double glazed window, tiled flooring, door to lower ground floor.

## LOWER GROUND FLOOR

### UTILITY ROOM

8' 11" x 4' 9" (2.72m x 1.47m) Plumbed for washing machine and with space for large freezer.

### PLAY ROOM

10' 7" x 8' 9" (3.24m x 2.67m) A versatile room with a range of uses, currently used as a gym. The room is heated via a radiator and fitted with laminate flooring.

### WC

5' 11" x 2' 11" (1.82m x 0.89m) Comprising low level wc, hand wash basin, tiled walls and floor, extractor fan.

### DOUBLE GARAGE

25' 3" x 15' 7" (7.70m x 4.75m) Accessed via an electric up and over door, the garage has power, lighting, boiler cupboard housing the Vaillant combi boiler, water supply and hardwood side door to garden.

## FIRST FLOOR LANDING

Fitted with carpeting, radiator, uPVC double glazed side window, loft access.

### BEDROOM

14' 9" x 9' 10" (4.52m x 3.02m) With fitted wardrobes, carpeting, radiator and uPVC double glazed window.

### BEDROOM

10' 11" x 9' 10" (3.35m x 3.01m) With radiator, uPVC double glazed window with onward views over the Greenfield Countryside, carpeting.

### BEDROOM

9' 5" x 9' 0" (2.88m x 2.75m) With fitted carpeting, radiator, uPVC double glazed window.

## BATHROOM

7' 10" x 5' 6" (2.41m x 1.70m) Featuring walk in shower, vanity hand wash basin with under storage, heated towel rail, uPVC double glazed obscure window, vinyl flooring.

### WC

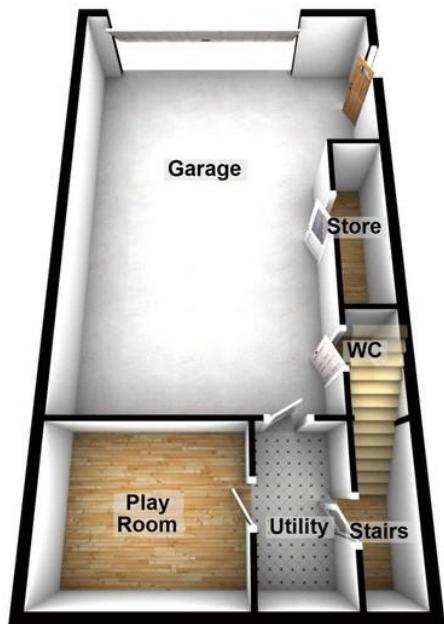
5' 6" x 2' 11" (1.68m x 0.90m) Comprising low level wc, radiator, tiled walls and flooring, uPVC double glazed obscure window.

## EXTERNAL

To the front is a low maintenance lawn area and path leading to the front of the house. There is also a pond across from the front offering a pleasant outlook from the front of the house. To the rear and accessed from the dining room is a good sized balcony offering brilliant views over the Greenfield landscape. There is more than adequate space for outdoors seating. A further small outdoors area is located to the side of the double garage with mature shrubs and trees.



**Ground Floor**



**First Floor**



**Second Floor**



**ADDITIONAL INFORMATION**

**TENURE:** Leasehold - Solicitor to confirm details.

**COUNCIL BAND: D**

**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.

**Uppermill Office**  
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Saddleworth  
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Saturday. 10am – 3 pm  
Sunday, 10am – 3pm  
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Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm