



5 Greenbridge Lane

Greenfield, Saddleworth

£215,000

- Period Terrace Property
- Three Bedrooms (One En-Suite)
- Central Village Location
- No Onward Chain
- Nearby To Train Station
- Useful Cellar & Utility Rooms
- General Modernisation Needed
- Energy Rating E



This well proportioned period property has a series of great sized rooms set over three floors with double glazed windows throughout and gas-fired central heating. Located in the heart of Greenfield village and within walking distance of shops, schools and Greenfield Train Station the property makes an ideal home for a range of different buyers. Some general modernisation is required however this allows any prospective purchaser to make this their perfect home.

Internally set over four floors and comprising entrance hallway, lounge, kitchen/diner and utility room to the ground floor. The lower ground offers further space with two useful cellar rooms (restricted head height). First floor landing gives way to two double bedrooms (one of which En-Suite) and a family bathroom. There is a third bedroom located on the second floor of the property.

Externally a low maintenance communal garden can be found to the rear, whilst the front of the property as a small

garden forecourt with path to front door. Parking is ample on road along Greenbridge Lane.

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

#### ENTRANCE HALL

Accessed through a timber glazed entrance door and with access to the cellar stairs via a door, fitted carpeting, radiator.

#### LOUNGE

14' 6" x 10' 9" (4.42m x 3.30m) With built in storage and shelving, living flame gas fire, uPVC double glazed window, fitted carpeting, radiator.

#### KITCHEN/DINER

14' 6" x 10' 8" (4.43m x 3.27m) Fitted with a range of wall and base units, coordinating worktops, cooker point, 1 1/2 sink and drainer, uPVC double glazed window, space for

dining room table and chairs, laminate flooring, radiator, with stairs to the first floor.

#### UTILITY ROOM

6' 9" x 5' 8" (2.06m x 1.74m) With stainless steel sink and worktops, plumbing for washing machine, Valliant combi boiler, uPVC double glazed window, uPVC door to the garden.

#### CELLAR ROOMS

Well proportioned cellar rooms provide excellent storage use albeit they have restricted head height.

#### FIRST FLOOR LANDING

With fitted carpeting and access stairs to the second floor bedroom.

#### BEDROOM

14' 4" x 12' 11" (4.38m x 3.95m) With fitted carpeting,

radiator, uPVC double glazed window, built in storage.

#### ENSUITE

6' 3" x 4' 11" (1.93m x 1.51m) Comprising low level wc, hand wash basin, shower cubicle.

#### BEDROOM

10' 10" x 9' 5" (3.31m x 2.88m) With fitted carpeting, radiator, uPVC double glazed window.

#### BATHROOM

6' 9" x 5' 5" (2.06m x 1.67m) Comprising low level wc, hand wash basin, bath with mixer shower attachment, uPVC double glazed window, radiator.

#### SECOND FLOOR BEDROOM

17' 2" x 12' 11" (5.24m x 3.96m) With fitted carpeting, radiator, Velux roof window.

#### EXTERNAL

Set back from the road, the property has a low maintenance front forecourt area. The rear of the property has communal garden space comprising of stone flagged patio and raised shrubbery. Ample parking is available on Greenbridge Lane.

#### ADDITIONAL INFORMATION

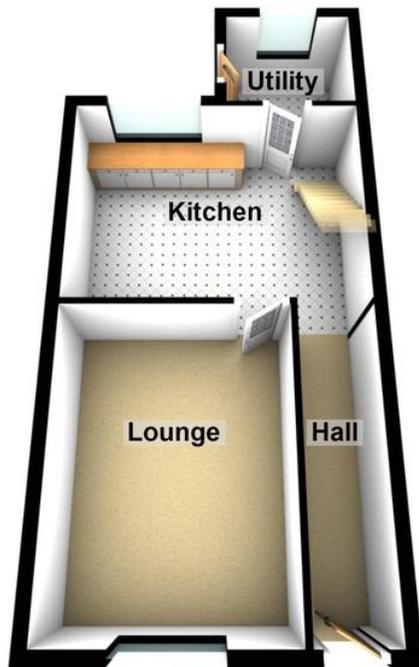
TENURE: Leasehold - Assumed 999 year lease from new - Solicitor to confirm details.

#### COUNCIL BAND: C

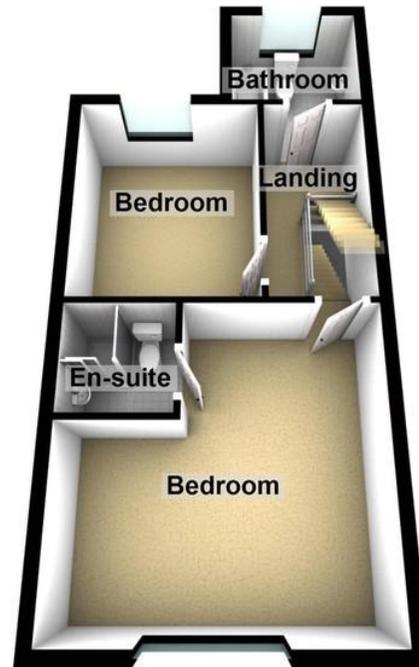
VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Second Floor



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