



40 Chew Valley Road
Greenfield, Saddleworth

£215,000

- Three Bedrooms
- Middle Terrace House
- Over Three Floors + Cellar
- Central Village Location
- Close to Train Station
- Freehold
-
- Energy Rating E



A three bedroom, stone built, mid terrace property with living accommodation over three floors and the added benefit of a useful cellar space with a multitude of uses. The property is in the heart of Greenfield and therefore close to all this village amenities, including shops, restaurants and local outstanding schools. There is also a train station with direct services to both Manchester and Leeds.

The property is accessed via a composite door to vestibule, and comprises of a lounge, fitted kitchen, cellar/utility rooms. The first floor landing provides access to two bedrooms, the shower room with underfloor heating and the third bedroom to the second floor via stairs. The house is warmed with gas fired central heating and is double glazed throughout.

Externally at the rear of the house is a south facing paved garden.

Contact Kirkham property 7 days a week to arrange your viewing on the Freehold property.

VESTIBULE

Accessed via a secure composite door with laminate flooring and space for coats.

LOUNGE

16' 8" x 14' 1" (5.10m x 4.31m) With fitted carpeting, radiator, built in shelving, central feature fireplace, uPVC double glazed window.

KITCHEN

6' 10" x 14' 0" (2.09m x 4.28m) With fitted wall and base level units in high gloss, coordinating work tops, 1 1/2 stainless steel sink and drainer, double oven and grill, internal dishwasher, internal fridge/freezer, plumbing for washing machine, wine cooler, uPVC double glazed window, uPVC double glazed French doors to garden.

CELLAR

8' 1" x 14' 1" (2.48m x 4.31m) With tiled flooring and radiator this is a multi purpose space which could be utilised as a gym/games room/storage space etc.

UTILITY/STORAGE

A useful cellar room ideal for use as a utility and/or storage space.

LANDING

With fitted carpeting, built in shelving.

BEDROOM

10' 11" x 14' 1" (3.34m x 4.31m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

7' 2" x 8' 6" (2.19m x 2.61m) With fitted carpeting, radiator,

uPVC double glazed window.

SHOWER ROOM

9' 10" x 14' 2" (3.00m x 4.32m max) A modern suite comprising a low level wc, sink with vanity storage, walk in wet room style shower cubicle, Velux window, heated towel rail, part tiled walls, tiled under floor heating.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

BEDROOM

14' 1" x 14' 2" (4.31m x 4.32m) Accessed via stairs from the landing with fitted carpeting, radiator, Velux window, built in storage.

EXTERNAL

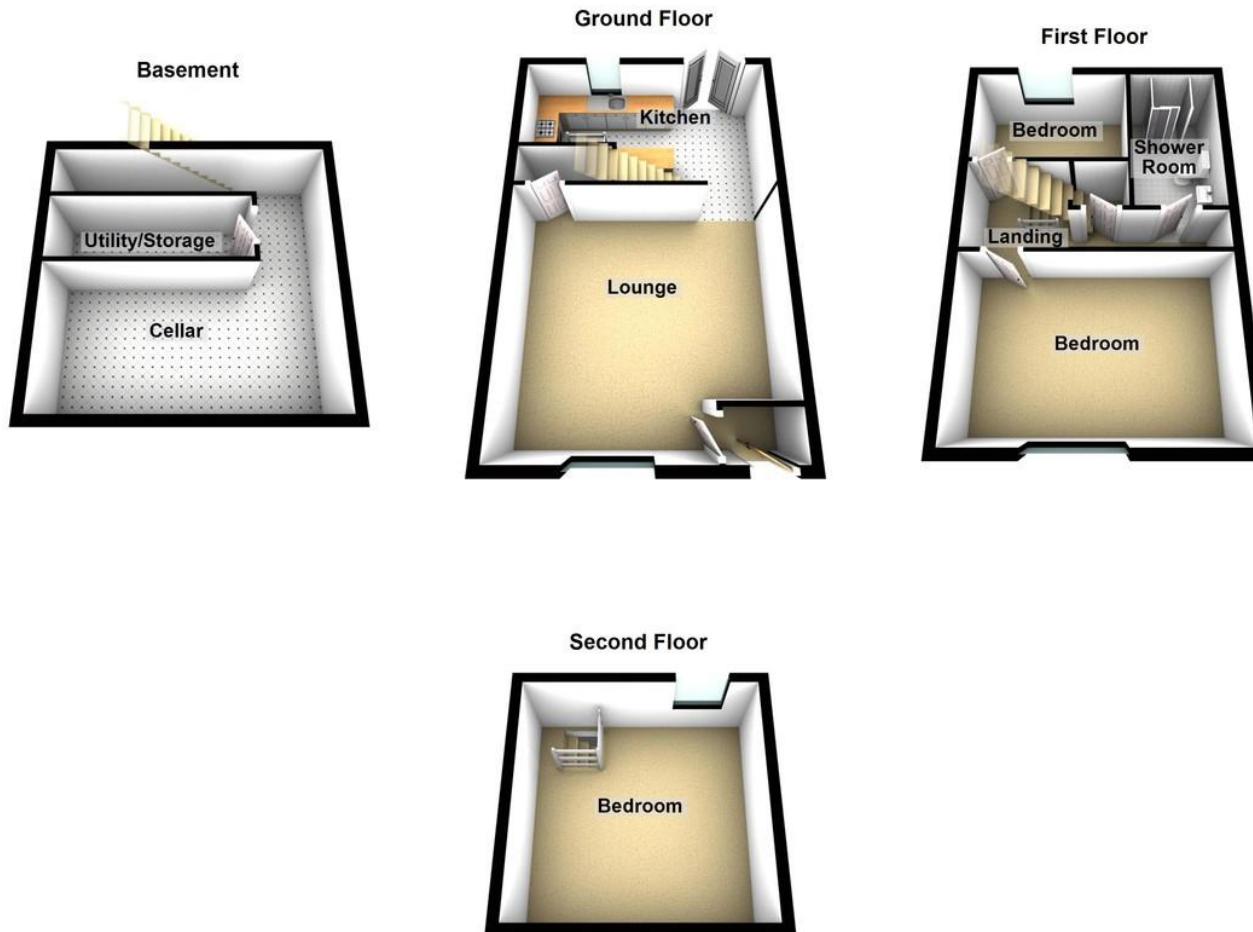
At the rear of the house is a south facing paved garden.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B





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