



**KIRKHAM**  
PROPERTY | LEGAL | FINANCIAL

**Chew Valley Road**  
Greenfield, Saddleworth

**£285,000**

- Three Bedrooms
- Semi Detached
- Garage & Driveway
- South Facing Rear Garden
- Close to Train Station & Amenities
- Open Plan Living
- Close To Outstanding Primary Schools
- Energy Rating E



This traditional stone built semi detached house has recently been refurbished to a high standard, with off road parking, garage and south facing garden to the rear of the property. The property has three good size bedrooms with accommodation spread over three floors and is situated in the heart of Greenfield village close to all local amenities including the train station.

The living accommodation briefly comprises entrance vestibule, lounge/diner and fitted kitchen with internal access to the garage which has a useful utility room to the rear. Stairs leading to the first floor landing, bathroom, two bedrooms with further stairs leading to the main bedroom

which has been further extended with a larger dorma. Decorated to a high standard, warmed with gas fired central heating and double glazed throughout.

A small forecourt along with driveway leading to the garage is to the front. At the rear is a good size, private, south facing garden with paved flags and a raised patio area.

As mentioned above the property is conveniently located close to local amenities and within walking distance to the local train station linking Manchester and Leeds with direct services. There are two outstanding Ofsted rated primary schools

within the village which are just a short walk away, with the local high school just a short car/bus journey into the next village of Uppermill.

#### LIVING ROOM

17' 7" x 15' 2" (5.38m x 4.63m) With composite door leading to porch, Karndean flooring, radiator, living flame gas stove, uPVC double glazed window with fitted wooden blinds, door leading to garage.

#### KITCHEN/DINER

10' 2" x 8' 0" (3.10m x 2.45m) With Karndean flooring, uPVC double glazed window, composite door leading to garden, Cuisine Rangemaster

cooker with 5 ring gas hob, dishwasher and integrated fridge, porcelain sink, fitted wall and base units, coordinating wooden worktops, under stairs storage cupboard with door leading to stairs.

#### LANDING

With fitted carpeting.

#### BEDROOM

12' 1" x 9' 3" (3.69m x 2.82m) With fitted carpeting, fitted wardrobes, radiator and uPVC double glazed window.

#### BEDROOM

10' 2" x 8' 5" (3.11m x 2.59m) With fitted carpeting, radiator and uPVC double glazed window.

#### BATHROOM

8' 9" x 5' 6" (2.69m x 1.68m) With wooden floor, p-shaped bath with shower and separate shower attachment, vanity sink with under storage, low level wc, uPVC double glazed obscure window.

#### BEDROOM

14' 9" x 13' 8" (4.52m x 4.18m) With fitted carpeting, radiator, eaves storage and two uPVC double glazed windows with far reaching views over local Saddleworth landscape.

#### EXTERNAL

To the front of the property is a small garden and off road parking for one car. To the rear of the property is a south facing garden which is paved and a secluded decked patio area.

#### GARAGE

15' 4" x 8' 9" (4.68m x 2.69m) Accessed via an electric up and over door, water and electric points.

#### UTILITY ROOM

4' 0" x 7' 10" (1.24m x 2.39m) To the rear of the garage with plumbing for washing machine and outlet for dryer, uPVC double glazed window.

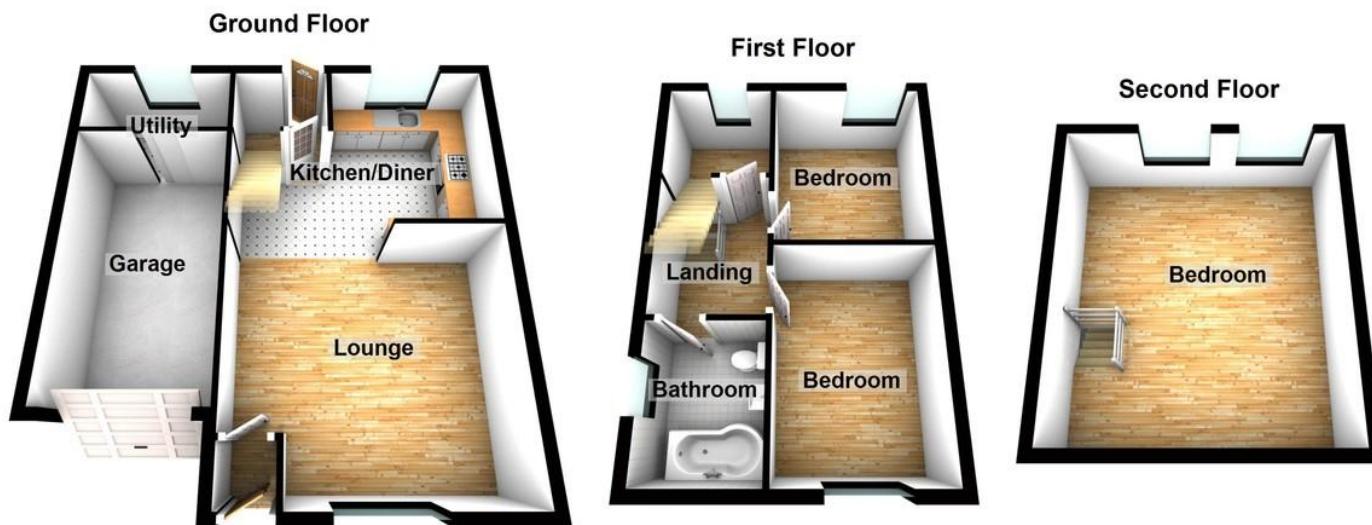


## ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: B

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



**Uppermill Office**  
35 High Street  
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Saddleworth  
OL3 6HS

Monday – Friday. 9am – 5pm  
Saturday. 10am – 3 pm  
Sunday, 10am – 3pm  
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Out of hours telephone service  
Monday – Thursday 8:30am – 7pm  
Friday – 8:30am – 5pm  
Saturday – Sunday 10am – 3pm