

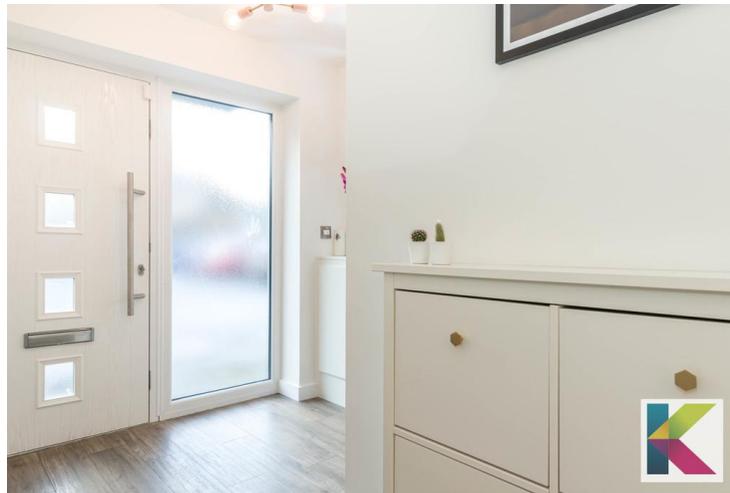


6 Midgreave Close

Delph, Saddleworth

£315,000

- End Town House
- Three Bedrooms
- Open Plan Living
- Modern Development
- Cul-De-Sac Location
- Close Proximity To Delph High Street
- Low Maintenance Garden
- Energy Rating B



Situated on a modern development within walking distance of Delph High Street is this three bedroom end town house on Midgreave Close. This property makes a great family home with open plan living available downstairs and three good sized bedrooms to the first floor.

Internally set out over two floors and briefly comprising of: entrance hallway, wc, open plan kitchen/diner and lounge with French doors to the rear garden. The first floor features three bedrooms and a family bathroom.

Two parking spaces are available with the property. The rear garden is low maintenance and features a paved patio area along with a tiered Astroturf area, fully enclosed with boundary fencing. There is water supply and access to the rear garden can be made via the side of the house.

Internal inspection is highly recommended and to organise a viewing call Kirkham Property 7 days a week.

HALLWAY

Accessed from the front via a composite glazed entrance door and with uPVC double glazed window, radiator, Karndean flooring, stairs to first floor.

WC

Comprising low level wc, hand wash basin, radiator, splash back tiling, Karndean flooring.

KITCHEN/DINER

16' 5" x 8' 11" (5.01m x 2.73m) Fitted with a range of high gloss wall and base units, coordinating worktops, 1 1/2 stainless steel sink and drainer, oven, electric hob, extractor hood, integral Fridge/Freezer, integral dishwasher, wall mounted Baxi boiler, uPVC double glazed dual aspect windows.

LOUNGE

16' 8" x 11' 6" (5.10m x 3.53m) With Karndean flooring, uPVC double glazed windows, radiator, uPVC double glazed French doors to the garden.

LANDING

With fitted carpeting, storage cupboard, loft access.

BEDROOM

14' 3" x 10' 3" (4.35m x 3.13m) With fitted carpeting, fitted wardrobes, radiator, uPVC double glazed window, uPVC double glazed French doors to the Juliette balcony.

BEDROOM

12' 3" x 9' 0" (3.74m x 2.75m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

8' 7" x 7' 5" (2.62m x 2.27m) With fitted carpeting, radiator, uPVC double glazed window.

BATHROOM

9' 0" x 6' 2" (2.75m x 1.90m) Comprising low level wc, hand wash basin, bath with shower over and screen, partly tiled walls, heated towel rail, tiled floor, extractor fan, uPVC double glazed window.

EXTERNAL

Two parking spaces are available with the property. The rear garden is low maintenance and features a paved patio area along with a tiered Astroturf area, fully enclosed with boundary fencing. There is water supply and access to the rear garden can be made via the side of the house.

ADDITIONAL INFORMATION

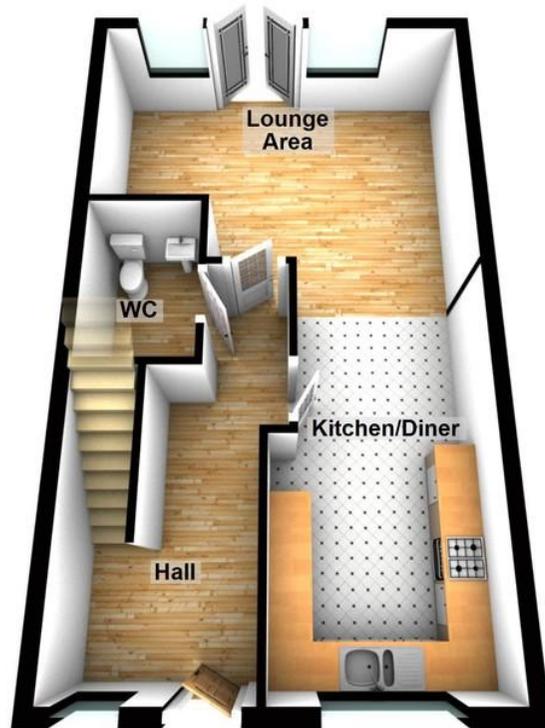
TENURE: Leasehold, £250 per annum. Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

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