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Court Street

Uppermill, Saddleworth, OL3 6HD

Asking Price £320,000



This beautiful stone built terraced cottage is set over four floors in the heart of Uppermill Village and comprises: entrance vestibule, lounge and dining room on the ground floor, to the lower ground floor is a fitted kitchen with range cooker which leads to a patio area to the rear. To the first floor are two double bedrooms and bathroom with overhead shower. The second floor offers a third bedroom.

Well presented throughout and within easy reach of all the usual amenities the village centre has to offer including shops, picturesque countryside walks, and transport links to surrounding centres.

EPC D Council Tax Band B.



Lounge 14'61 x 11'73 (4.27m x 3.35m)

Situated on the ground floor leading from the vestibule, comprising feature fireplace and with stone surround, Hardwood flooring, uPVC windows and shutter blinds.

Dining Room/ Sitting Room 14'89 x 11'96 (4.27m x 3.35m)

Hardwood flooring flowing from the lounge. feature fireplace, 2x fitted storage cupboards, uPVC window to the rear, stairs leading to lower ground floor and stairs leading to first floor.

Kitchen

Situated on the lower ground floor, benefiting from a range of matching base units, ceramic sink, integrated dishwasher, fridge and freezer, space for washing machine, range cooker with tiled splash backs, extractor fan over, vinyl flooring, spot lighting. Stable door to rear patio area and uPVC window.

Bedroom One 14'51 x 11'90 (4.27m x 3.35m)

Spacious Master bedroom situated to the front of the property, with victorian style fireplace, original wood flooring, uPVC window.

Bedroom Two 11'84 x 8'13 (3.35m x 2.44m)

Situated to the rear of the property, victorian style fireplace, uPVC window and original wood flooring.

Bathroom

Beautiful modern bathroom fully tiled, with White vanity sink, bath with mains shower over and LLWC.

Bedroom Three 11'79 x 10'06 (3.35m x 3.20m)

To the second floor, double bedroom with Velux windows, laminate flooring.

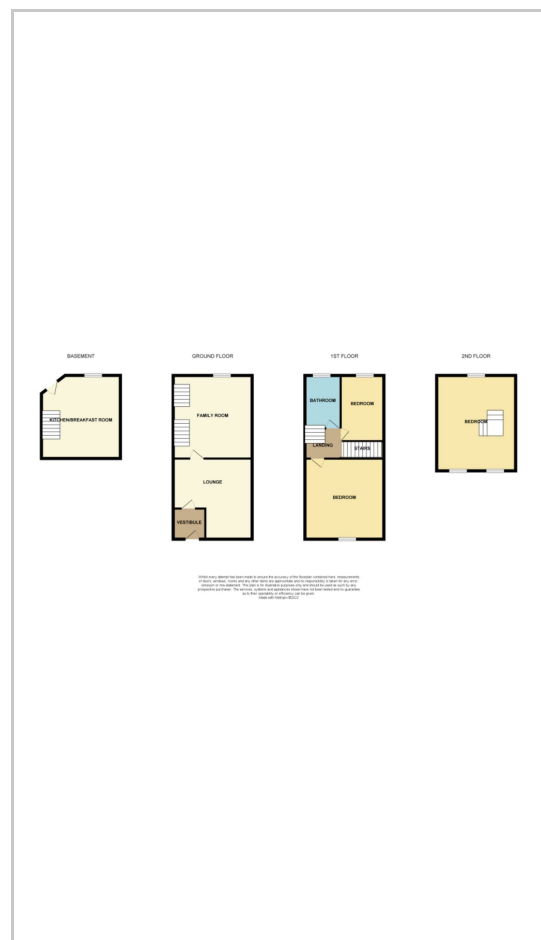
Externally

To the rear is a paved patio area, leading on to courtyard.

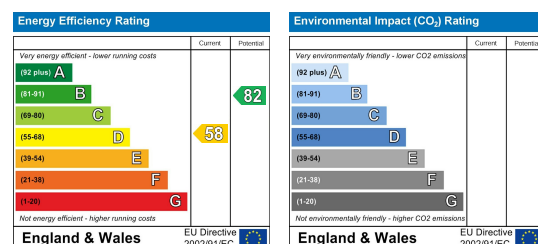
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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