



## Spring Grove

Greenfield, Saddleworth

£179,000

- Stone Mid Terrace
- Double Fronted
- Two Double Bedrooms
- Front Garden
- Modernisation Required
- Cellar Space
- No Onward Chain
- Energy Rating G (Potential C)





Being sold with no onward chain and in a great location in Greenfield is this double fronted back to back terrace on Spring Grove. Whilst the house does need updating throughout, it is a great opportunity for the prospective buyer to truly make the house their own. Just a short walk to all village amenities in Greenfield including convenience store, primary schools, pubs and Greenfield Railway Station.

Internally briefly comprising of entrance vestibule, lounge and kitchen to ground floor. There is access to a cellar space in the kitchen. Off the landing on the first floor are two double bedrooms (one fitted) and shower room.

Externally there is an award winning front garden area and has a pleasing outlook The prospective buyer may wish to convert this into an off road parking space.

The house is double glazed and gas central heated located just off Chew Valley Road. To view this property please call Kirkham Property 7 days a week.

#### ENTRANCE VESTIBULE

Accessed via a secure entrance door and with tiled flooring, hardwood door to house.

#### LOUNGE

14' 10" x 12' 6" (4.53m x 3.83m) With feature fire, carpeting, radiator, uPVC double glazed window.

#### KITCHEN

14' 10" x 7' 6" (4.53m x 2.30m) With wall and base units, worktops, stainless steel sink and drainer, uPVC double glazed window, plumbing for washing machine, feature stove, wood floor, access to cellar.

#### CELLAR

14' 10" x 6' 2" (4.53m x 1.90m) With light.

#### LANDING

Fitted with carpeting.

#### BEDROOM

8' 11" x 8' 7" (2.72m x 2.63m Max) Fitted with carpeting, radiator, fitted wardrobes, uPVC double glazed window with good aspect.

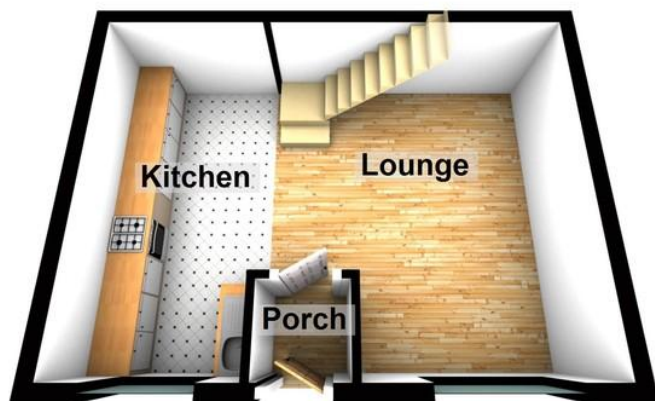
#### BEDROOM

8' 7" x 8' 7" (2.62m x 2.62m Max) Fitted carpeting, radiator, storage cupboard, loft access, uPVC double glazed window with good view.

#### SHOWER ROOM

6' 9" x 5' 8" (2.08m x 1.74m) Comprising low level wc, hand wash basin, mains powered shower, extractor fan, radiator, tiled walls, vinyl floor.

**Ground Floor**



**First Floor**



**EXTERNALLY**

The property comes with an award winning front garden area and external water tap, with potential to create an off road parking space if desired by the buyer. On street parking is available near to the property.

**ADDITIONAL INFORMATION**

TENURE: Flying Freehold - Solicitor to confirm details.

COUNCIL BAND: B

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

PLEASE NOTE: The property is back to back with Grove Street, Greenfield.

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