



2 Birch Road, Uppermill, Oldham, OL3 6JN

£495,000

FOUR DOUBLE BEDROOMS | MAGNIFICENT OPEN PLAN KITCHEN/LIVING/DINING | LARGE CORNER PLOT | TWO DRIVEWAYS | GARAGE/STORE | SUPERB VIEWS | SOUTH WEST FACING GARDENS | VIEWING ESSENTIAL |
The detached house on Birch Road comprises entrance porch, hall, shower room, lounge, kitchen/living/dining room, utility room, two ground floor bedrooms, two first floor bedrooms, the master with an en-suite shower room and a family bathroom. The outside reveals two driveways with parking for 4 cars, garage/store and gardens to 3 sides with a private patio area. Situated close to the Village Centre of Uppermill which provides a range of shops, bars and restaurants. The Railway station at Greenfield is minutes away.

ACCOMMODATION

GROUND FLOOR

PORCH

HALL



UTILITY ROOM



BEDROOM THREE
10'5" x 10'2" (3.18 x 3.10)



SHOWER ROOM



Shower cubicle, two piece white suite.

LOUNGE
18'0" x 10'4" (5.49 x 3.17)



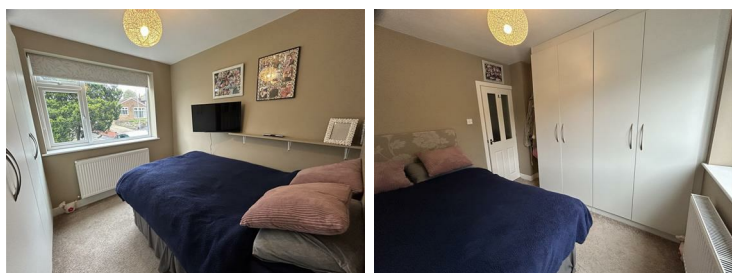
Dual aspect.

KITCHEN LIVING DINING
14'1" x 19'10" (4.30 x 6.05)



A stunning room with an extensive range of kitchen units and integrated Neff appliances.

BEDROOM FOUR
9'6" x 9'2" (2.91 x 2.81)



FIRST FLOOR

BEDROOM ONE

12'11" x + wardrobes x 10'11" (3.96 x + wardrobes x 3.35)



EN-SUITE SHOWER ROOM



Large walk in shower cubicle, two piece white suite.

BEDROOM TWO

12'0" x 10'2" (3.68 x 3.12)



BATHROOM



Three piece luxury white suite and shower cubicle.

EXTERNALLY



Lawned gardens to the front and side, whilst at the rear there is a beautifully maintained garden area with an Indian stone flagged patio area. Flagged terrace at the side, two driveways, the rear is double width and a storage garage with an electric door.

SERVICES -

All main services are installed.

IMPORTANT NOTICE -

No checks have been made of any services (water, electricity, gas and drainage) heating appliances or any other electrical or mechanical equipment in this property.

DISCLAIMER -

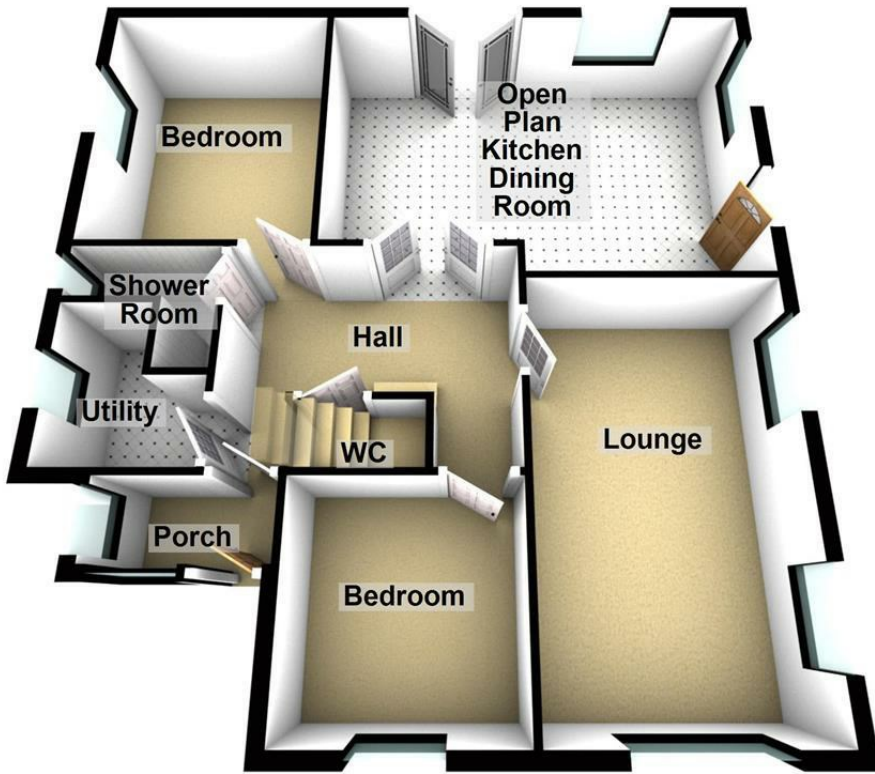
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SPECIAL NOTICE

This property is owned by a member of staff working for Wild & Griffiths.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	73	84
England & Wales	EU Directive 2002/91/EC	