



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£274,999**

33 Tamewater Court, Dobcross, Saddleworth, OL3 5GD

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Mcdermott & Co are delighted to bring to the market this opportunity to acquire a delightful purpose built duplex apartment set in the sought after village of Dobcross within the popular and well regarded Saddleworth Parish.

Offered with no vendor chain the spacious and modern apartment is accessed via a private road and provides 2 allocated parking spaces & secure intercom communal entrance.

Via the communal hall with stairs off lead to the first floor where apartment 33 is located.

Split across 2 floors internally, the property boasts entrance hall with stairs off, downstairs WC and under stairs storage cupboard. A large open plan lounge / dining kitchen with 2 large windows providing a light and

## Communal Hallway

Accessed via secure intercom entrance, stairs up to first floor.

## Internal Hallway

11'2 x 6'9 (3.40m x 2.06m)

Laminate flooring, neutral decor with doors leading to a downstairs W/V and main living room, stairs off left.

## Downstairs WC

3'3 x 6'0 (0.99m x 1.83m)

Modern two piece bathroom suite in white comprising of a sink and toilet, tiled splash back, neutral décor.

## Lounge/Kitchen/Dining

23'4 x 20'4 (7.11m x 6.20m)

Front facing, large widows for lots of light with fitted wooden blinds, carpeted flooring, ceiling lights, wall heaters, partly stone feature walls.

Kitchen Area host a range of fitted wall and base units in White finish with complimentary worktops. Inset sink and drainer with mixer taps over, built in electric oven and induction hob with extractor hood over, tiled splashback, integrated fridge freezer, integrated dishwasher, laminate flooring, spotlights, neutral decor.

## Stairs

Stairs leading to both bedrooms, carpeted, neutral decor.

## Landing

4'1 x 3'1 (1.24m x 0.94m)

Carpeted, neutral décor with doors leading the both bedrooms and main family bathroom.

## Bedroom One

12'0 x 9'11 (3.66m x 3.02m)

Carpeted with velux window, neutral decor, door leading to en-suite shower room.

## En-suite

6'3 x 5'5 (1.91m x 1.65m)

Modern three piece bathroom suite in white comprising sink with tiled splashback and toilet, walk in shower enclosure, tiling in shower enclosure, tiled flooring, spotlights, neutral decor.

## Bedroom Two

10'6 x 10'1 (3.20m x 3.07m)

Carpeted, velux window, neutral decor.

## Main Bathroom

12'3 x 10'0 (3.73m x 3.05m)

Modern three piece bathroom suite in white comprising sink with tiled splashback and toilet, walk in corner shower enclosure, tiling in shower enclosure, tiled flooring, spotlights, neutral decor.

## External

Accessed via a private road into resident parking with allocated parking space, surrounded by countryside. CCTV

## Tenure

Our client's advise the property is Leasehold with a annual ground rent of £250

## Service Charge

Our client has confirmed the service charge is £90.42 per calendar month.

## Stamp Duty Land Tax

## Directions

