



Wellmeadow Lane
Uppermill, Saddleworth, OL3 6DX

Offers over £375,000



There's no agent like home

Immaculately presented three bedroom semi-detached home located in the heart of the highly sought after village of Uppermill, renowned for its vibrant cafes, bars, restaurants and beautiful countryside walks, including the nearby Huddersfield Narrow Canal and Saddleworth countryside. This stylish and well-maintained property offers spacious and versatile accommodation, ideal for modern family living. The interior is tastefully decorated throughout and features a modern kitchen and bathroom, allowing any new owner to move in with ease.

Ideally situated for a range of amenities, the property is within walking distance of highly regarded local primary and secondary schools and just a short distance from Greenfield Rail Station, providing excellent commuter links to Manchester, Huddersfield and Leeds. Bus routes and motorway networks are also within easy reach, making this a convenient location for professionals and families alike.

The ground floor comprises a welcoming entrance porch, a bright and airy lounge, and a spacious open-plan kitchen/diner perfect for entertaining or family meals. Upstairs, there are three well-proportioned bedrooms and a sleek, contemporary family bathroom.

Externally, the property enjoys excellent outdoor space with a lawned garden and block paved driveway to the front, providing off-road parking. To the rear is a generous, enclosed South-facing tiered garden offering a high degree of privacy, ideal for outdoor dining and relaxation, along with a detached garage providing additional storage or workshop space. This is a superb opportunity to acquire a ready-to-move-into home in one of Saddleworth's most desirable villages.



GROUND FLOOR

Entrance Vestibule

Door to front, door leading to:

Lounge 17'2" x 11'3" (5.24m x 3.43m)

Double glazed bow window to front, radiator, stairs leading to first floor, door to understairs storage cupboard, door leading to:

Kitchen/Diner 11'0" x 16'10" (3.35m x 5.13m)

Double glazed window to rear, fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, built in eye-level oven, built-in hob with extractor hood over, integrated fridge/freezer, plumbing for washing machine, space for tumble dryer, Karndean flooring, radiator, double glazed French doors with side windows leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, access to boarded loft, door to storage cupboard, doors leading to:

Master Bedroom 13'6" x 10'7" (4.11m x 3.23m)

Double glazed window to front, fitted with a matching range of bedroom furniture, radiator.

Bedroom 2 11'0" x 9'1" (3.35m x 2.77m)

Double glazed window to rear, radiator.

Bedroom 3 7'10" x 7'5" (2.39m x 2.27m)

Double glazed window to rear, radiator.

Bathroom

Double glazed window to front, three piece suite comprising panelled bath with shower over, vanity wash hand basin, low level WC, tiled walls, tiled floor, radiator.

OUTSIDE

Small lawned garden to front, block paved driveway, gate to side leading to rear garden. Tiered South facing garden to rear with decked and lawned areas, detached garage.

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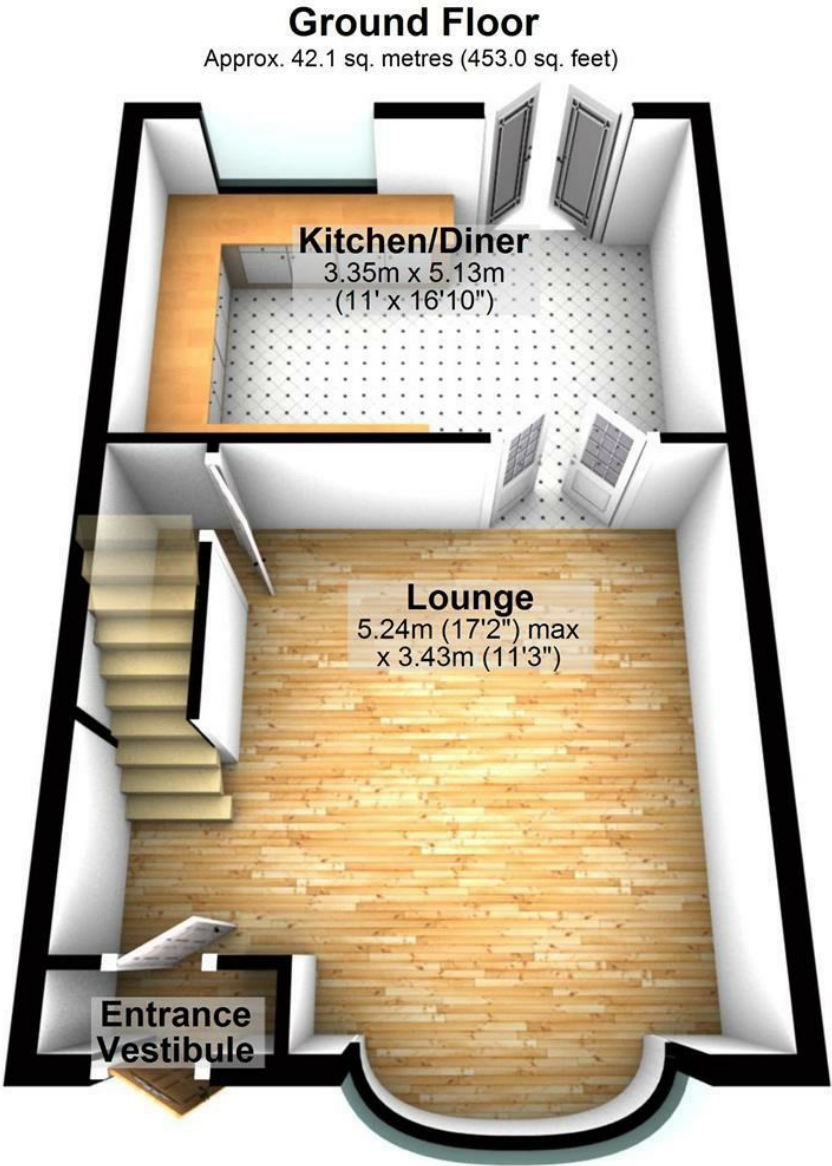
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.







Total area: approx. 80.7 sq. metres (868.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC