



148 Saddleworth Road, Greetland, HX4 8LZ  
£117,000

**E&H** Holmes  
ESTATE AGENTS

An ideal opportunity for a first time buyer, professional person/couple or buy to let investor to purchase this delightful two bedroom duplex apartment with its own garage, and set in the popular location of Greetland. Presented to a good standard, the accommodation in brief comprises; communal entrance, entrance hall, and lounge open plan with the kitchen to the ground floor. To the first floor are two bedrooms and bathroom. There is a private garage below, and communal parking.



### Entrance Hall

Electric heater. Solid door.

### Lounge 15'0" x 12'11" (4.580 x 3.950)

Open plan with the kitchen. TV and telephone point. Electric heater. Double glazed French doors leading to the Juliet balcony. UPVC double glazed window to the front elevation.

### Kitchen 10'9" x 7'6" (3.284 x 2.299)

A range of wall and base cupboard. Stainless steel sink. Electric oven and electric hob. Cooker hood. Plumbing for washing machine. Integrated fridge. Under stairs storage. UPVC double glazed window to side elevation.

### Landing

Stairs leading from entrance hall. Loft access. Storage cupboard.

### Bedroom One 12'11" x 8'10" (3.938 x 2.715)

Electric heater. UPVC double glazed window to the front elevation.

### Bedroom Two 10'8" x 5'8" (3.257 x 1.744)

Electric heater. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled walls. Extractor fan. Electric towel radiator. UPVC double glazed window to side elevation.

### Garage

Up and over doors. Power and light.

### Parking

Communal parking.

### Tenure

This property is leasehold.  
Service charge and ground rent payable to Inspire Management £144.92 PCM  
Insurance payable to Pier Insurance £33.33  
150 year lease from 2008.

### Council Tax Band

B

### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
camera.film.grapes

### Disclaimer

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