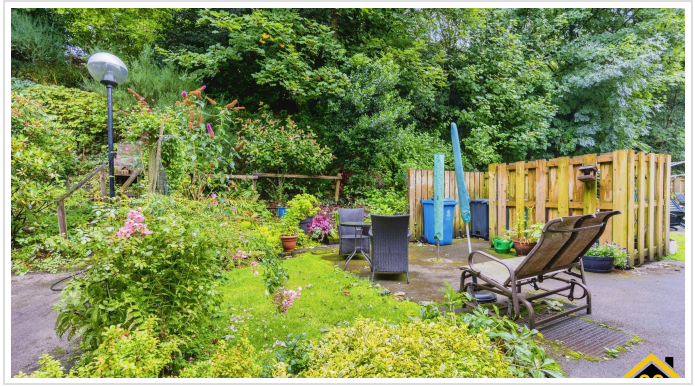


1 Bed Flat In Pickhill Mews, Uppermill, Saddleworth, OLDHAM, OL3 6LY £119,000





## SHORT DESCRIPTION

Property Ref: 13787 We are pleased to present an exceptional Flat located at Pickhill Mews, OLDHAM, OL3. This wonderful residence boasts 1 bedroom, 1 bathroom, and 1 living room, offering ample space for comfortable living. Additionally, it features a fully-fitted kitchen, ideal for culinary enthusiasts, along with the convenience of a Shared Garden and shared parking. Positioned in a prime location, this property offers easy access to a range of local amenities and public transportation, ensuring convenience for residents. Its proximity to esteemed schools and a college enhances its appeal, providing families with access to excellent educational opportunities. This residence embodies the perfect blend of comfort, convenience, and quality living, making it an ideal choice for discerning individuals or couples seeking a place to call home. The property is situated in an established and popular residential location approximately 200 meters from Uppermill Village centre which provides a range of local amenities. There is a communal car park for residents only. The property is within reasonable traveling distance of all usual amenities including retail outlets, medical and dental practices, public houses/restaurants, and public transport links. Note - Buyers must be 55 years or older



**Bed Room(s)**



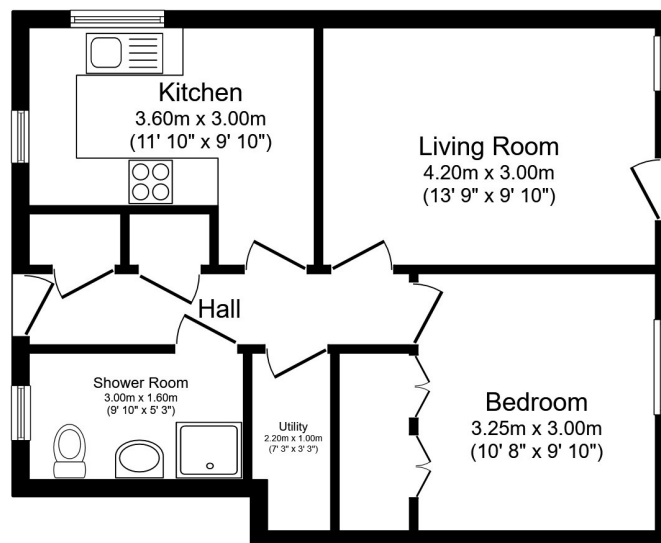
**Bath Room(s)**



**Living Room(s)**

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 48.2 m<sup>2</sup> (519 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

# EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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