



## 56 Manchester Road, Greenfield, OL3 7HJ

**LAND AVAILABLE** - Situated on a third of an acre plot, this 3-bedroom detached bungalow with basement comes with outline planning permission for a further detached dwelling with associated parking and private amenity space. Being situated in the highly desirable village of Greenfield, Saddleworth, this property offers the buyer much untapped potential for various configurations, with further buildings sitting easily in the grounds without compromise. The bungalow itself internally offers a large entrance hall, 3 double bedrooms (master with fitted wardrobes) modern 4-piece bathroom with walk in shower, large W/C, fitted kitchen and separate utility room, stairs to the basement level whilst the star feature is the lounge / dining room with far reaching views and sliding doors leading onto the balcony. The basement level has the same footprint as the bungalow accommodation above and offers parking for 2 cars via the electric up and over doors, a gymnasium and wine cellar. The storeroom to the right has a separate door, 2 windows to the side, a sink with hot and cold taps and an additional store/ cool room. The workshop to the left has a work bench. The basement level has electric supply and lighting. Externally, the property has a large sweeping courtyard to the front and the driveway flows around to the rear where you find a patio area and sizeable lawned garden. To the side, on the proposed development is a games room with light and electricity and a large patio with stone balustrade.



**Freehold**

**Outline planning granted**

**Views through all seasons**

**2 bathrooms**

**Set on a third of an acre plot**

**3 bedroom true bungalow**

**Basement level garages and storage**

**Balcony**

**£794,950**

**Entrance Hall** 6' 3" x 25' 0" (1.90m x 7.61m)

Large bright entrance hall with wide access providing access to all rooms and the stairway to the basement.

**Lounge / diner** 14' 0" x 23' 9" (4.26m x 7.23m)

The show stopper for this property is the wrap around balcony and floor to ceiling glazed sliding doors from which to enjoy the elevated views all year round. This grand, spacious lounge has a Greek white marble fireplace and surround. Gas fire. Dining area has a bay window to the side elevation and double doors leading to the kitchen providing an excellent entertaining space.

**Kitchen** 15' 0" x 10' 10" (4.58m x 3.29m)

Fitted with white cabinets with contrasting black worktops. The central island houses the induction hob with extractor fan which sits flush to the ceiling. Integrated double oven and microwave. Open to the utility room. Door to the entrance hall and double doors to the lounge. Tall decorative radiator.

**Utility room** 8' 5" x 7' 9" (2.56m x 2.36m)

Plumbed for automatic washing machine. 2 windows and door to the side balcony and external steps leading to the basement level and gardens.

**Master bedroom** 16' 1" x 10' 11" (4.89m x 3.33m)

Large bedroom with windows to the rear and side elevations to fully benefit from stunning views over the balcony. Fully fitted with wardrobes and coordinated bedside tables.

**W/c** 8' 6" x 5' 5" (2.58m x 1.64m)

Large space with vanity wash hand basin and w/c. This space could easily accommodate a shower also.

**Bedroom 2** 11' 11" x 10' 7" (3.63m x 3.22m)

Double bedroom to the front elevation. Windows to the front and side.

**Bedroom 3** 12' 9" x 9' 7" (3.89m x 2.92m)

Third double bedroom currently being used as an office. To the rear elevation.

**Family Bathroom** 8' 4" x 9' 3" (2.53m x 2.83m)

Superior fitted bathroom with corner bath, walk in shower and vanity wash hand basin and w/c. Tiled flooring and wet wall cladding. Heated towel rail.

**Basement**

Following the basic footprint of the bungalow above, the basement is split into sections with access and light from the rear only. garage spaces for 2 vehicles, a workshop, gymnasium, large utility complete with sink, wine cellar and ample storage. This space lends itself to multiple uses and can serve the discerning buyer as space for their hobbies or further development.

**Games room** 30' 0" x 18' 0" (9.14m x 5.48m)

On the land to the side, this games room can be used for multiple purposes and sits on the site of the outline planning permission. Supplied with electricity.

**Development opportunity**

Please see attached plans for the outline planning granted for the site. 152 square meter detached dwelling with driveway for 2 or more cars and private garden space. Speak to your own architect for further feasibility reports to maximise the return on the site or further development opportunities.

**Tenure**

We are advised this is freehold but confirmation should be sought from your solicitor.

**EPC**

Grade D

**Council Tax**

Band F



MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Energy performance certificate (EPC)

56 MANCHESTER ROAD  
GREENFIELD  
OLDHAM  
OL3 7HJ

Energy rating

**D**

Valid until: **20 July 2031**

Certificate number: **5549-9023-5020-2066-0296**

Property type

Detached bungalow

Total floor area

138 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60