



## 9 Harrop Green, Oldham, OL3 5LW

**£640,000**

It is our pleasure to welcome you to Harrop Green Lane. This simply STUNNING double fronted home has been renovated to the highest standard & loved by the same family for well over a decade and is now ready for the next homeowners.

Houses of this calibre & with this wealth of character don't often come to the market in this location. The kerb appeal promises something special and you will not be disappointed, with the bonus of arguably the best outlook in Saddleworth. You are welcomed in through the stone flagged hallway, there are two large reception rooms both with the views that make this home so special, a truly 'Heart of the Home' luxury dining kitchen, utility room, cinema room, four bedrooms, en-suite & 'boutique' feel family bathroom. The sunny garden provides the perfect spot to sit with a drink and watch the sunset.

Harrop Green Lane is in the heart of Diggle, Saddleworth, a much coveted area steeped in history and blessed with some of the most beautiful countryside. Attracting walkers from far & wide, all on your doorstep. The local schools are up there amongst the best, with Diggle Primary School a mere stones throw from the front door. These students will then graduate into the recently re-built Saddleworth High School; as a family, your children couldn't be better placed.

# 9 Harrop Green

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## Entrance Hallway

Hard wood front door, you are welcomed in to the stone flagged hallway with panelled walls, ornate ceiling rose and cornice, cast iron column radiator. These are features that run through the home. Stairs rising to the first floor, doors to all downstairs rooms. There is an under stairs storage cupboard plus further cloaks space.

## Lounge/Sitting Room

23'2" x 13'4" (7.05m x 4.06m)

Bay sash windows to the front elevation with far reaching views, marble fireplace with cast iron log burner., wood floor.

## Dining Room/Library

19'10" x 13'5" (6.04m x 4.09m)

Bay sash window to the front elevation complete with those stunning uninterrupted views. There are library shelves built in, such a peaceful spot. Feature fireplace with cast iron log burner, wood floor.

## Open Plan Kitchen & Dining Room

17'8" x 15'9" (5.38m x 4.80m)

Mullion style windows, doors into the utility room and cinema/family room.

The hub of the home, all activity can take place here! Whether entertaining friends, special family dinners or just dinner and homework nights being warmed by the Aga. Beautifully fitted with a comprehensive range of stylish units with coordinating granite work surfaces over, complete with matching Island with butchers block work surface. Belfast sink with mixer tap over, integrated appliance include a fridge and freezer, dishwasher, microwave & Aga. The exposed brick wall adds to the character of the room.

## Utility Room

7'4" x 5'6" (2.24m x 1.68m)

Windows to the rear of the property. Fitted with a range of floor and wall mounted units with coordinating work surfaces over. Belfast sink with mixer tap, integrated washing machine, fridge and freezer, cupboard housing the gas central heating boiler.

## Cinema Room/Snug

13'4" x 8'8" (4.06m x 2.64m)

This cosy space has just recently been completed, and offers a versatile room that could suite a number of uses. There are original beams and stone shelving, a lovely nod to the houses history.

## Rear Porch

Door leading outside, access to the workshop and store room.

## Workshop

Useful storage space.

## Store

This room has got plumbing ready to go should you require an extra shower room.

## Stairs & Landing

Access to all rooms.

## Master Bedroom

10'11" x 12'9" (3.33m x 3.88m)

Windows to the front elevation. Feature fireplace, door into the en-suite.

## En-suite

Window to rear. Suite comprising of an enclosed shower cubicle with electric shower, low level W.C, and hand wash basin. Tiled floor and part tiled walls.

## Bedroom Two

16'8" x 14'10" (5.08m x 4.52m)

Two windows to rear & skylight. What a great bedroom! Could have the benefit of a dressing area, or the work space as is currently used, a great addition to the room.

## Bedroom Three

11'2" x 15'5" (3.40m x 4.70m)

Window to the front elevation, built in cupboards. Feature cast iron fireplace.

## Bedroom Four

7'0" x 8'8" (2.13m x 2.64m)

Windows to the front elevation. Wardrobe recess.

## Family Bathroom

Skylight, suite comprising of a dual ended bath, 'Jack & Jill' sinks and low level W.C. Part tiled walls and splashback, tiled floor.

## Externally

The garden is to the front and has the benefit of being south facing, imagine the views on a lovely day with a cool drink. There is a patio area, and a lawn for the children to play.

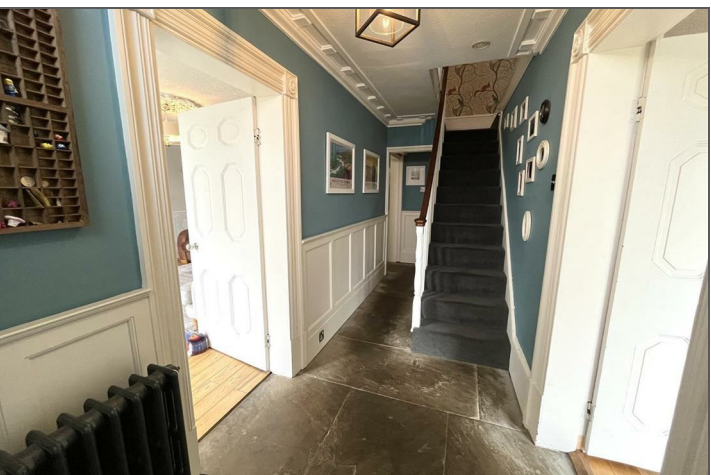
## Additional Information

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Tel: 0161 303 0778





## Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

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

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122 Mottram Road, Stalybridge, Cheshire, SK15 2QU

Lettings 0161 303 9886 Sales 0161 303 0778 Email: info@awilsonestates.com www.awilsonestates.com