



Saddleworth Road, Greetland, HX4 8LZ

£525,000

**E&H** Holmes  
ESTATE AGENTS



A rare opportunity to purchase a four bedroom, detached home situated on a large plot in Greetland. Built in 1924 and having been a much loved home for the same family for 50 years this house offers huge potential for a buyer to create a home to suit their family needs. The house benefits from two large reception rooms, utility and cloak facilities along with extensive lawn gardens to the front. Ideally located for access to the local schools, amenities and a short drive away from junction 24 of the M62, an internal viewing is strongly recommended.

The accommodation, in brief, comprises: Entrance hall, lounge, second reception room, breakfast kitchen, utility room and shower room to the ground floor. On the first floor are four bedrooms and the house bathroom. Externally the property has extensive lawn gardens to the front and a sweeping driveway leading to the block paved garden to the rear offering versatile use as either parking or garden area.



### Entrance Hall

Radiator. Wooden single glazed door to front elevation.

### Shower Room 6'1" x 6'5" (1.863 x 1.979)

Wash hand basin. Low flush W.C. Shower cubicle.  
Radiator. UPVC double glazed window to side elevation.

### Lounge 17'7" into bay x 13'11" (5.362 into bay x 4.261)

Radiator. UPVC double glazed window to front elevation.

### Dining Room 17'7" x 13'11" (5.373 x 4.260)

Radiator. UPVC double glazed window to front elevation.

### Kitchen 13'6" x 13'11" + 5'10" x 6'7" (4.118 x 4.260 + 1.800 x 2.029)

Fitted kitchen with a range of wall and base units.  
Breakfast bar. Stainless steel one bowl sink. Electric  
cooker point. Extractor fan. Understairs cupboard.  
Radiator. Wooden door to rear elevation. Two UPVC  
double glazed windows to rear and side elevation.

### Utility Room 12'9" x 6'8" (3.905 x 2.050)

Boiler. UPVC double glazed window to rear elevation.

### Landing

Stairs leading from entrance hall. Two cupboards. Loft  
access. UPVC double glazed window to rear elevation.

### Bedroom One 14'3" x 12'0" to wardrobes (4.366 x 3.669 to wardrobes)

Fitted bedroom suite. Radiator. UPVC double glazed  
window to front elevation.

### Bedroom Two 14'3" x 13'11" (4.367 x 4.257)

Vanity wash hand basin. Radiator. UPVC double glazed  
window to front elevation.

### Bedroom Three 7'9" x 11'2" (2.375 x 3.407)

Fitted wardrobes. Radiator. UPVC double glazed window  
to side elevation.

### Bedroom Four 9'4" x 6'4" (2.863 x 1.954)

Radiator. UPVC double glazed window to front elevation.

### Bathroom 8'2" max x 11'2" (2.491 max x 3.429)

Wash hand basin. Low flush W.C. Bath with mixer taps.

Bidet. Partially tiled. Radiator. UPVC double glazed  
window to side elevation.

### Parking

Sweeping driveway.

### Front Garden

Extensive lawn garden with mature trees and shrubs, patio,  
terrace.

### Rear Garden

Block paved courtyard.

### Council Tax Band

F

### 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:  
actors.corn.shield

### Disclaimer

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give nor do we or our employees have authority to make or  
give any representation or warranty in relation to the  
property. Please contact the office before viewing the  
property to confirm that the property remains available.  
This is particularly important if you are contemplating  
travelling some distance to view the property. If there is  
any point which is of particular importance to you we will  
be pleased to check the information for you. We would  
strongly recommend that all the information which we  
provide about the property is verified by yourself on  
inspection and also by your conveyancer, especially where  
statements have been made to the effect that the  
information provided has not been verified.  
We are not a member of a client money protection  
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