



**Saddleworth Road, Greetland, HX4 8LZ**  
**£420,000**

**E&H** Edkins Holmes  
ESTATE AGENTS



Situated in an elevated position on Saddleworth Road, Greetland, this delightful house is sure to capture your heart. Boasting two reception rooms, three bedrooms, and a well-appointed shower room, this property offers a comfortable and inviting living space for you and your family. The large gardens benefit from an attractive outlook and far reaching views.

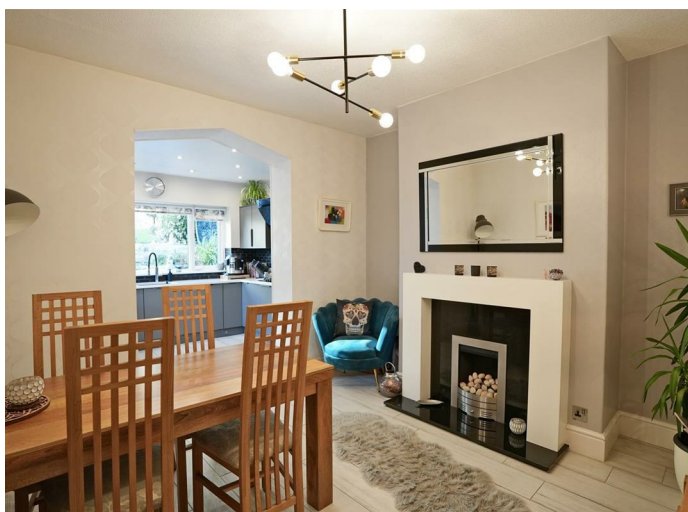
The two reception rooms provide ample space for entertaining guests or simply relaxing with your loved ones. Imagine cosy evenings by the fireplace or hosting lively gatherings in these welcoming areas.

With three bedrooms, there is plenty of room for personalisation and creating your own peaceful retreats. Whether you need a home office, a guest room, or a children's play area, the possibilities are endless. The well-maintained shower room ensures convenience and comfort for your daily routines.

An electric gated driveway affords parking for three cars and leads to the large detached garage with electric door.

The current owners had obtained planning permission for an extension to create a six bedroom property which has now lapsed but plans are available to view.

This charming house on Saddleworth Road is not just a property, but a place where memories are made and cherished. Don't miss the opportunity to make this house your home in the heart of Greetland.



**Entrance Porch 8'10" x 3'2" (2.717 x 0.986)**  
Tiled floor. UPVC double glazed door to side elevation.

**Entrance Hall**  
Tiled floor with hatch access to under drawing crawl space. Designer radiator. Composite door to front elevation.

**Lounge 15'4" x 11'11" (4.688 x 3.645)**  
Multifuel stove. Designer radiator. UPVC double glazed Bay window with shutters to front elevation.

**Dining Room 11'11" x 12'0" (3.652 x 3.672)**  
Open plan to kitchen. Pebble effect, living flame gas fire. Underfloor heating. Radiator.

**Kitchen 8'0" x 11'4" (2.461 x 3.463)**  
Fitted kitchen with wall and base units. One and a half bowl, composite under counter sink. Quartz work surfaces. Neff electric oven. Neff five ring gas hob with Neff extractor over. Neff integrated microwave. Hotpoint dishwasher. Underfloor heating. UPVC double glazed windows to rear and side elevations.

**Utility Room 7'10" x 5'10" (2.392 x 1.785)**  
Wall and base units. Cupboards. Plumbing for washing machine. Storage space housing boiler. Radiator. Two UPVC double glazed windows to rear elevation.

**Landing**  
Stairs leading from entrance hall. Partially boarded loft with access via ladder. UPVC double glazed window to side elevation.

**Bedroom One 12'1" x 9'1" to wardrobes (3.702 x 2.779 to wardrobes)**  
Fitted wardrobes. Designer radiator. UPVC double glazed window to rear elevation.

**Bedroom Two 12'1" x 9'7" to wardrobes (3.698 x 2.931 to wardrobes)**  
Fitted wardrobes. Designer radiator. UPVC double glazed window to front elevation.

**Bedroom Three 7'3" x 6'0" (2.220 x 1.837)**  
Radiator. UPVC double glazed window to front elevation.

**Bathroom 7'11" x 5'9" (2.422 x 1.778)**  
Built in blue tooth speaker system. Vanity wash hand basin with granite top. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

**Garage 20'11" x 13'4" (6.376 x 4.068)**  
Electric up and over doors. Plumbing. Power. Light. Double glazed door.

**Parking**  
Resin driveway for three plus cars.

**Front Garden**  
Spacious enclosed garden currently utilised for growing produce.

**Rear Garden**  
Patio and lawn garden with summerhouse (with power). Greenhouse.

**Additional Info**  
Solar panels installed November 2022.  
5.8kw system with hybrid invertor and 9.6kw battery.

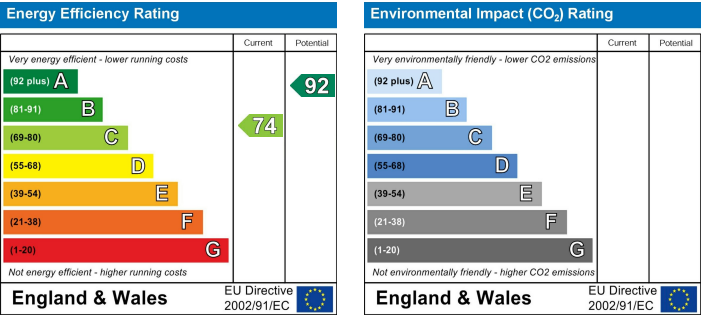
**Council Tax Band**  
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**Location**  
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:  
pencil.manage.home

**Disclaimer**  
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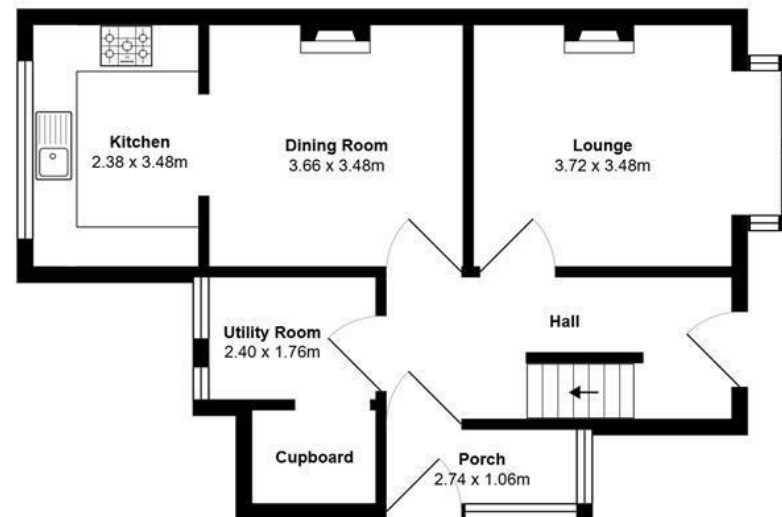
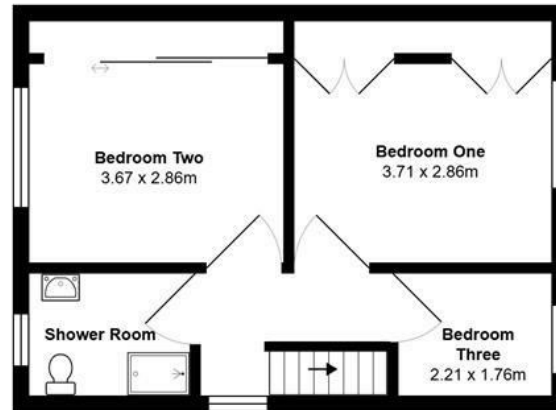












All measurements are approximate and for display purposes only