



Price £695,000

55 Ferney Field Road, Oldham

- Recently Renovated
- Extended 6 Bedroom Property
- 2 Master Beds With Ensuite
- Large Secure Gated Driveway
- Large Front Garden With Open Views
- Highly Sought After Location
- Unique Opportunity
- Impressive Kitchen/Family Room With Utility
- Detached Single Garage
- Viewings Are Highly Recommended

A rare opportunity to purchase such an impressive, high quality versatile property offering up to, six double bedrooms, in addition to a large family room, which combines kitchen, dining and living facilities. The property CURRENTLY IN FINAL STAGES OF RENOVATION FOR EARLY 2026 COMPLETION offers the potential for buyers to have some input on final finishes dependent on stage. The property offers a further four rooms downstairs as well as a en-suite master and family bathroom whilst to the first floor is a generous double bedroom with en-suite facilities. With modern refurbishment throughout, this property is a perfect family home offering contemporary living accommodation. Situated in a sought after residential area, the property is within easy access of excellent local schools and amenities. The property further benefits from ample off-road parking to the rear and single detached garage boasts a generous front garden, with open aspects beyond. To appreciate the scale and quality of this substantial property, viewings are highly recommended.

INTERNAL ACCOMMODATION :

ENTRANCE HALL :



FAMILY ROOM : A generous family room with aluminium sliding door and UPVC patio to both outdoor spaces finished with two large velux in the vaulted ceiling. This huge space offers kitchen, dining and living facilities to be fitted with a full wall of extra tall back wall units providing additional storage along with a huge breakfast bar that sits 5 people. The vendors have confirmed an integrated fridge freezer along with dishwasher, double oven, integrated microwave and extractor hob will be fitted. Units dark Charcoal. Entrance to utility room with washing facilities.





UTILITY/LAURNDRY : Fitted with window, spotlight ceiling and laundry facilities.

OFFICE/BEDROOM 5 : Bay window with karndean flooring. Fitted with black Venetians blinds and black iron radiator. Pendant light.



BEDROOM 1/MASTER : Lower ground king size bedroom fitted with black Venetian blind and black iron radiator. Inset spotlights. Entrance to ensuite shower room. Front outlook.



ENSUITE : Fully tiled walls with large walk in shower, vanity unit and WC. Radiator and tiled floor with inset spotlights. Frosted double glazed window to rear.



BEDROOM 2 : Double bedroom with black iron radiator and black Venetian blinds. Front outlook with pendant lighting.

BEDROOM 3 : Double bedroom with rear outlook black iron radiator and pendant lighting.

SNUG/BEDROOM 6 : Double bedroom with pendant lighting, black iron radiator and black venetian blind. Front outlook.

FAMILY BATHROOM : Part tiled to be fitted with free standing bath, vanity unit and WC. Spotlight ceiling. Frosted double glazed window to rear.

FIRST FLOOR :

MASTER BEDROOM 4 : Double bedroom with two velux windows onto open views. Spotlight ceiling along with walk in wardrobe or office space. There is a further storage/wardrobe space on the landing with pocket door. Black oak doors and black iron radiator. Entrance to ensuite.



ENSUITE : Vanity sink unit and WC, walk in shower, tiled walls and floor, towel radiator, inset spotlights and UPVC double glazed window.



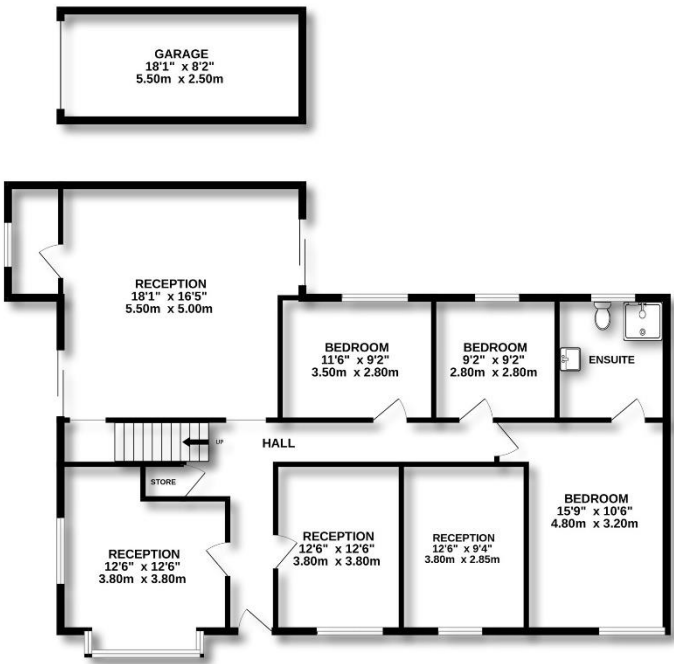
OUTSIDE: The property further benefits from ample off-road parking to the rear and boasts a generous front garden, with open aspects beyond.



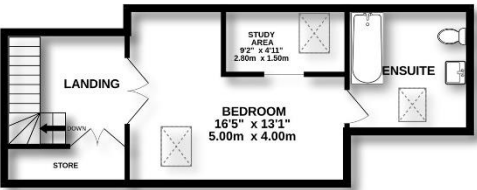
NOTE : Various rooms are still in the renovation stage. Most flooring will be installed at final stage to ensure cleanliness during building work.

Floor Plan

GROUND FLOOR
1473 sq.ft. (136.9 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 1877 sq.ft. (174.4 sq.m.) approx.

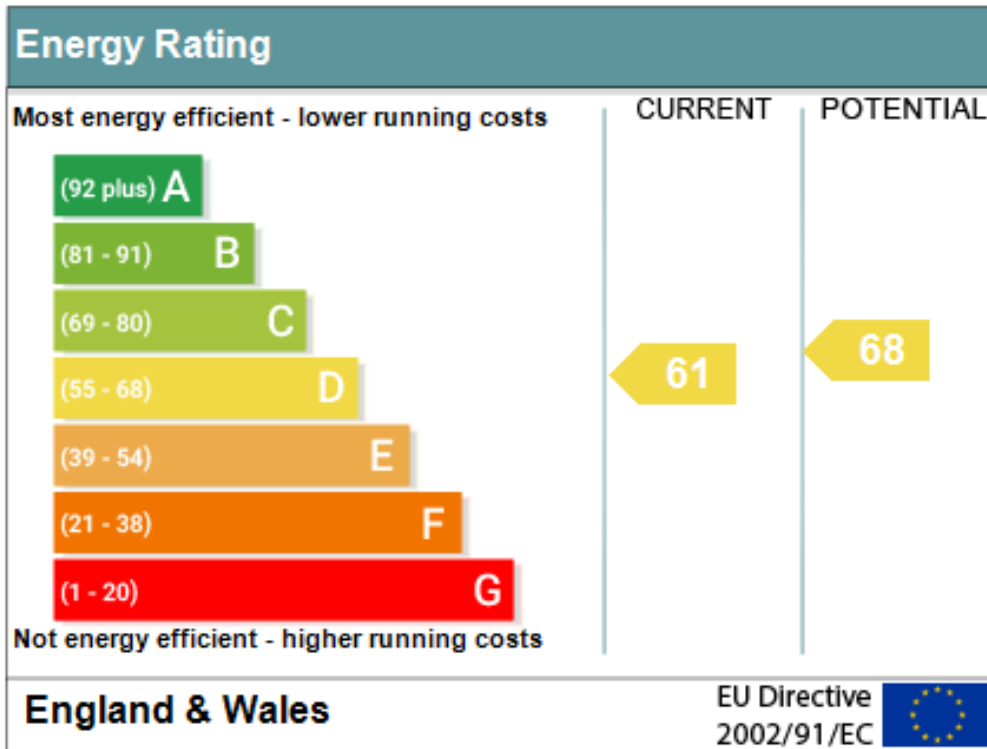
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Performance Certificate

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SERVICES: The services to, and the fittings and appliances within, this property have not been tested and no guarantee can be given as to their condition or suitability for their purpose.

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Please contact the office before viewing the property.