

MARSH & MARSH PROPERTIES

248A Saddleworth Road, Greetland, HX4 8LZ

£450,000



****ATTENTION ALL YOUNG/GROWING FAMILIES**** This stunning and well-presented FOUR DOUBLE BEDROOM detached family home is located in the highly sought after area of Greetland, which offers easy access to local amenities, highly regarded schools, and the M62 corridor for convenient commuting. Beautifully presented throughout, this home boasts a modern, well-appointed living kitchen, perfect for entertaining, along with a spacious lounge for relaxation. The lower ground floor offers ample space, featuring a large garage, utility room, and storeroom for additional storage. On the ground floor, you will find an inviting entrance hall, a stunning open-plan living kitchen, a comfortable lounge, a versatile office/study, and a convenient W/C. Upstairs, the first floor comprises four generous double bedrooms, including a luxurious primary suite with an ensuite shower room. The house bathroom is fitted with a stylish four-piece suite, adding to the home's modern appeal. Externally, the property benefits from a block-paved driveway with space for multiple vehicles. To the side, a lawned area adds extra outdoor space, while the rear garden is fully enclosed, featuring a stone patio, lawned area, and a hot tub, creating the perfect retreat for relaxation. An internal inspection is highly recommended to truly appreciate all this exceptional home has to offer.

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ENTRANCE HALL

Accessible from the driveway with a UPVC wood effect door is an entrance hall that leads up to the main entrance and provides access to the integral garage and utility.

UTILITY 2.5 x 4.4m (8'1 x 14'5)



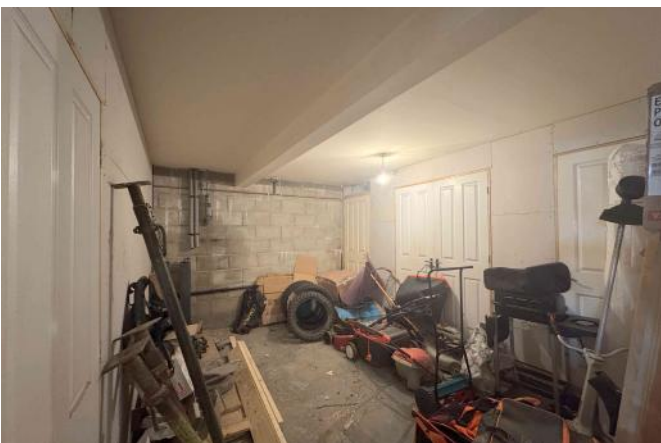
Formally a garage now a utility with fitted base units including plumbing for a washing machine and dryer. This space is also home to the combination boiler. Additionally, there is a large storage cupboard, power, light and an up and over garage door.

GARAGE 3.5 x 10.1m (11'7 x 33'1)



A large garage with power, light and an up and over garage door.

STOREROOM 4.3 x 3.2m (14'3 x 10'4)



A storeroom with fitted storage cupboards, power, and light.

ENTRANCE HALL



A UPVC front door leads into the entrance hall with wood effect laminate flooring, a radiator and a UPVC window.

LIVING KITCHEN 7.4 x 4.9m (24'3 x 16'0)



A modern fitted kitchen featuring a sleek sink with a chrome mixer tap and stylish splashback tiling. Equipped with an integrated dishwasher and fridge freezer, along with a built-in oven, grill, hob, and extractor fan. The space is enhanced by wood-effect laminate flooring, two radiators, ceiling spotlights, and an exposed ceiling beam. Natural

light flows through a UPVC window and UPVC patio doors, creating a bright and inviting atmosphere.



W/C



A well-appointed W/C featuring a low-flush toilet and pedestal sink. The space is enhanced with partially tiled walls, a tiled floor, and a radiator for comfort. An extractor fan ensures ventilation, while a UPVC window provides natural light.

LIVING ROOM 3.5 x 5.2m (11'5 x 17'0)



A well-presented lounge featuring a radiator and a UPVC window, offering a bright and comfortable living space.

OFFICE/STUDY 1.9 x 2.2m (6'2 x 7'0)

A versatile and practical workspace featuring a radiator and a UPVC window that offers stunning hillside views.



BEDROOM ONE 3.4 x 5.2m (11'1 x 16'10)



A spacious double bedroom featuring fitted wardrobes, a radiator, and a UPVC window with

hillside views.

EN-SUITE SHOWER ROOM



A stylish three-piece suite comprising a shower cubicle with a handheld power shower, a low-flush toilet, and a hand wash basin set on a built-in vanity unit. The space is enhanced by partially tiled walls, a tiled floor with splashback tiling, spotlights, and a chrome towel radiator. An extractor fan provides ventilation, while a UPVC window allows natural light.

BEDROOM TWO 2.8 x 4.0m (9'2 x 13'1)



A well-appointed double bedroom featuring a fitted dressing table and wardrobe set into a recess. The space is complemented by a radiator

and a UPVC window, providing comfort and natural light.

BEDROOM THREE 2.4 x 4.9m (7'10 x 16'2)



A double bedroom equipped with a radiator and a UPVC window.

BEDROOM FOUR 2.8 x 4.3m (9'2 x 14'1)



A double bedroom featuring a radiator and a UPVC window.

BATHROOM



A beautifully designed bathroom featuring a four-piece suite, including a freestanding bath with a handheld shower, a glass shower cubicle with a rainfall and handheld power shower, a floating

hand wash basin, and a low-flush toilet. The space is enhanced by partially tiled walls, a tiled floor, ceiling spotlights, and an extractor fan. There is a radiator and loft access as well as a UPVC window that allows natural light to flood the space.



EXTERNAL

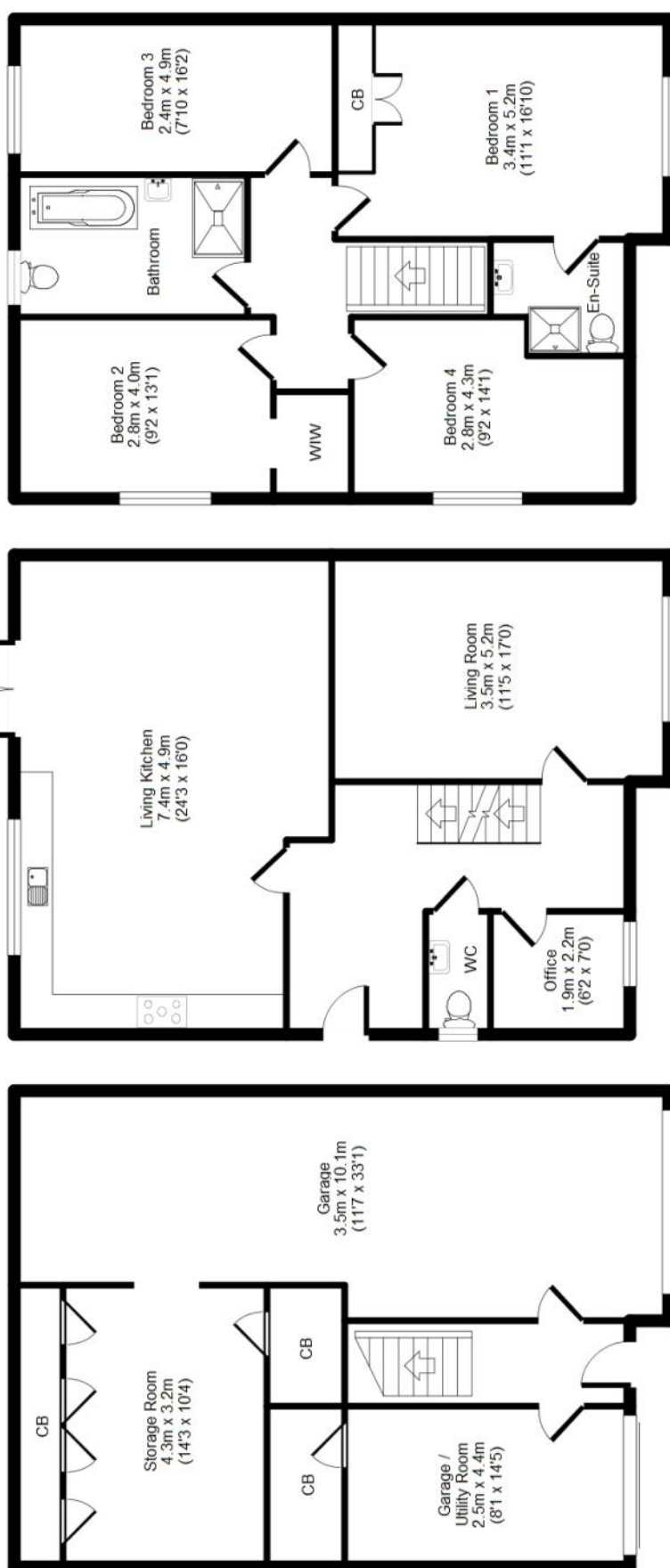


The enclosed rear garden includes a flagged patio, a block-paved area, and steps leading up to a lawn with an additional flagged patio. A composite decking area with a roof covers the hot tub. To the side, there is a well-maintained lawn. The front features a block-paved driveway with space for multiple vehicles, along with a lawn and fenced boundaries for added privacy.



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APPROX GROSS INTERNAL FLOOR AREA: 217 sq. m / 2331 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty. (c) Marsh & Marsh Properties

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