

MARSH & MARSH PROPERTIES

Broadfield House, Saddleworth Road, Barkisland, HX4 0AJ

£600,000



****ATTENTION ALL YOUNG AND GROWING FAMILIES OR RETIREES**** A modern and beautifully presented **FOUR BEDROOM** detached bungalow, situated in the highly sought-after area of Barkisland. Ideally positioned with quick and easy access to the M62 motorway, along with local amenities and highly regarded schools close by. This impressive home offers exceptional living space as well as two versatile occasional rooms, one currently home to a full-size snooker table! In brief, the ground floor comprises an entrance porch, inner hall, a well-appointed dining kitchen, spacious lounge, conservatory enjoying hillside views, utility room, a double bedroom with ensuite, a double bedroom with ensuite and dressing room, a single bedroom currently used as an office, and a luxurious four-piece house bathroom. Stairs from the inner hall lead to the lower ground floor, where you will find a further double bedroom, the two aforementioned occasional rooms, a store, and a W/C. Externally, to the front of the property is a block-paved driveway with space for multiple vehicles, a lawn, and a garage. To the rear lies an enclosed garden featuring lawn, flagged patio, and astro-turf areas, along with two garden sheds and a recently converted garage, now a multipurpose garden room. An internal inspection is strongly recommended to truly appreciate what this wonderful home has to offer.

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ENTRANCE PORCH

A welcoming entrance porch with a composite front door and windows, finished with coving and French doors leading into the inner hall.

INNER HALL



A generously sized inner hall with radiators and stairs descending to the lower level.

DINING KITCHEN 6.3 x 4.4m (20'8 x 14'5)



A stylish and modern dining kitchen featuring quartz worktops, a one-and-a-half bowl sink with a gold mixer tap and splashback tiles. The space boasts a central island unit with storage and seating for two. Appliances include an integrated dishwasher, Rangemaster cooker with extractor

fan, and space for a tall American-style fridge freezer. The space is completed with tiled flooring, coving, ceiling spotlights, two traditional radiators, and UPVC windows.



LIVING ROOM 6.3 x 4.5m (20'8 x 14'9)



A spacious lounge boasting a media wall and a multi-fuel stove, with ample natural light and warmth provided by a radiator.

CONSERVATORY 3.0 x 3.2m (10'0 x 10'7)



Patio doors lead from the lounge into a bright conservatory with UPVC windows and dual access doors opening to the rear garden.

UTILITY

A useful utility room fitted with cabinets, worktops, and splashback tiling, with space and plumbing for both a washing machine and dryer. A radiator and UPVC window complete the space.

BEDROOM ONE 4.0 x 4.0m (13'1 x 13'1)



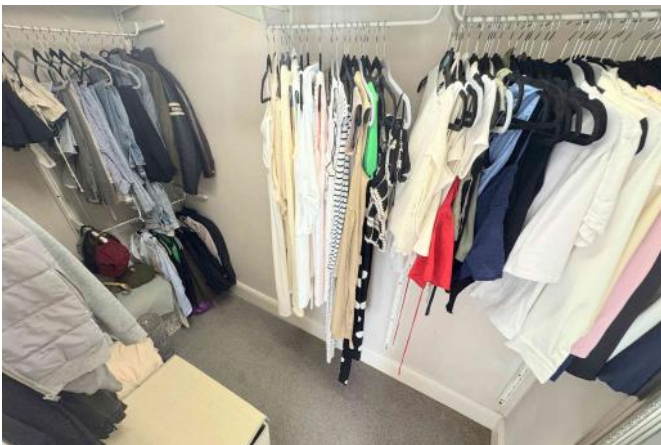
A large double bedroom with coving, a radiator, and UPVC patio doors leading directly to the rear garden alongside additional UPVC windows.

EN-SUITE



This three-piece en-suite includes a shower cubicle with glass screen and handheld shower, low flush toilet, and hand wash basin. Finished with tiled walls and flooring, coving, a chrome towel radiator, and an extractor fan.

DRESSING ROOM



A convenient dressing room with fitted shelving and coving.

BEDROOM TWO 3.9 x 4.1m (12'9 x 13'5)



A large double bedroom with tasteful décor, full-length fitted wardrobes and drawers providing excellent storage, coving, a radiator, and a UPVC window.



EN-SUITE



A modern en-suite comprising a walk-in shower with a glass screen, rainfall and handheld shower, low flush toilet, and pedestal sink. Fully tiled walls and flooring are complemented by a storage cabinet, towel radiator, ceiling spotlights, and an extractor fan.

BEDROOM FOUR / OFFICE 2.2 x 3.0m (7'0 x 9'8)



A single bedroom currently used as an office, featuring a radiator and UPVC window.

BATHROOM

A modern four-piece bathroom suite comprising a bathtub, shower cubicle with rainfall and

handheld shower, low flush toilet, and vanity sink unit. The room is finished with tiled flooring and walls, a tall radiator, ceiling spotlights, extractor fan, and a UPVC window.



HALLWAY



Stairs descend from the inner hall to this lower-level hallway.

BEDROOM THREE 2.9 x 3.5m (9'6 x 11'5)



A double bedroom with radiator and UPVC windows.

W/C



A separate W/C fitted with a low flush toilet and hand wash basin, with wood-effect laminate flooring, a radiator, and UPVC window.

OCCASIONAL ROOM 3.7 x 6.1m (11'11 x 20'0)

A versatile space with potential to be used for many purposes. Includes under-stair storage, a radiator, and ceiling spotlights.



SNOOKER ROOM 7.1 x 4.3m (23'1 x 14'1)



A space currently housing a full-size snooker table, with radiators and additional storage.

STORE

A practical storage room.

EXTERNAL



At the front, a gated block-paved driveway provides parking for multiple vehicles, alongside a garage and lawn. The rear of the property offers an enclosed garden with both patio and astro-turfed areas, as well as steps leading down to a further lawn with two garden sheds. A pathway gives access to the rear of the garage, which benefits from its own separate entrance. A converted garage now serves as a garden room, and a gated flagged path connects the rear garden to the front of the property. There are also

outdoor plug sockets to both the front and rear of the property.



GARAGE 2.7 x 5.3m (8'10 x 17'6)

A single-car garage with power, lighting, and a secure rear exit door. Access is via an electric roller door.

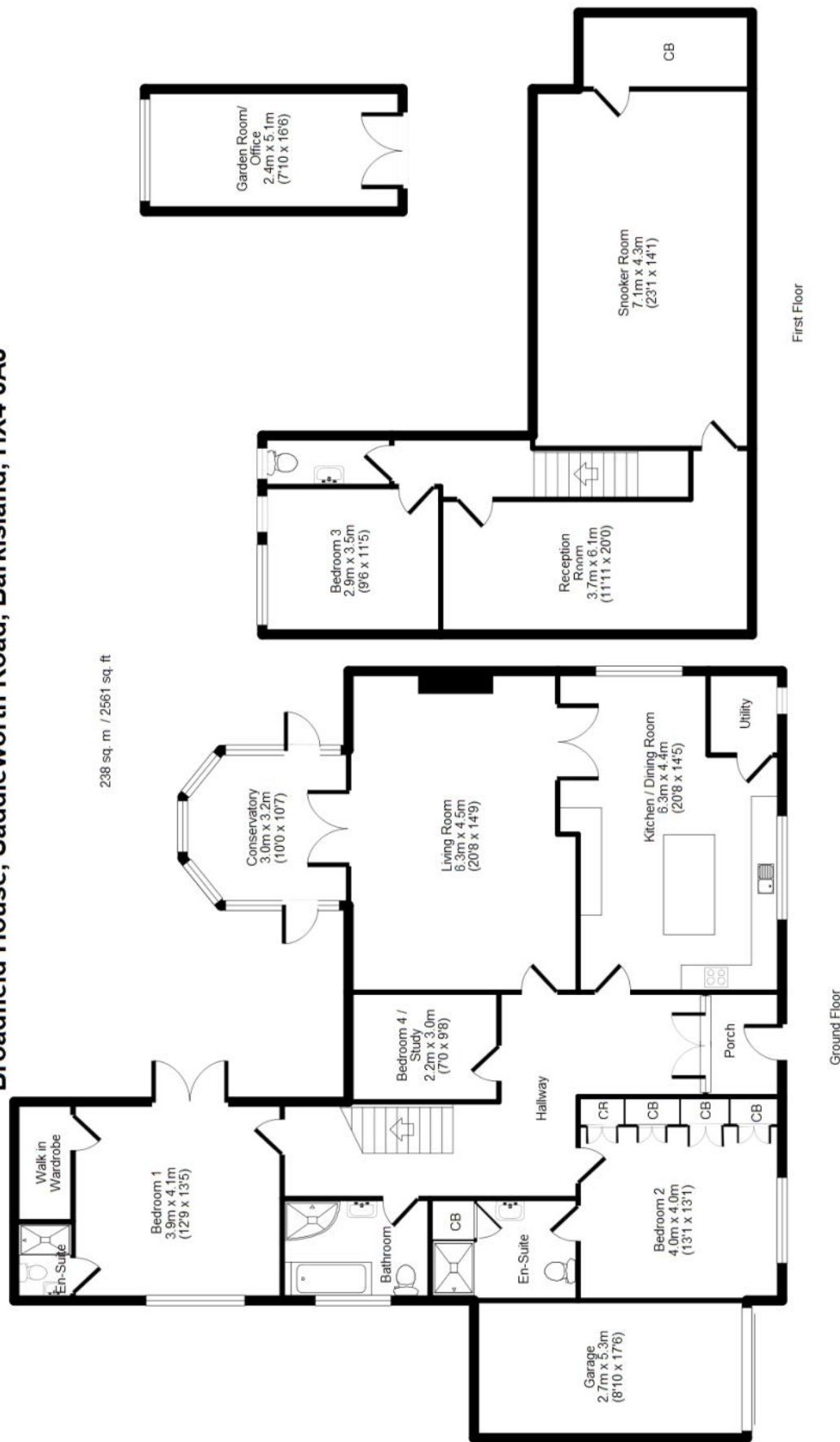


GARDEN ROOM / OFFICE 2.4 x 5.1m (7'10 x 16'6)

A beautifully converted garage now serving as a garden room or office, complete with exposed stone features, radiator, ceiling spotlights, UPVC window, and UPVC patio doors opening to the rear garden.

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