



Manchester Road
Greenfield, Saddleworth, OL3 7HH

Price £465,000

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Presenting a spacious and inviting four-bedroom detached property boasting breathtaking countryside views. Nestled in the sought-after village of Greenfield, this family-friendly home offers a harmonious blend of comfort, convenience, and natural beauty. Ideally situated in the picturesque village of Greenfield, residents will enjoy close proximity to local schools, essential amenities, and excellent transport links to Manchester, Huddersfield, and Leeds.

The ground floor comprises a spacious lounge, a welcoming dining room perfect for family gatherings, a well-equipped kitchen, and a versatile fourth bedroom that can also serve as a family room. The first floor hosts three generously sized bedrooms, offering ample space for a growing family. Completing this level is a four-piece family bathroom. The property benefits from a driveway to the front, providing parking space for several vehicles. The front lawn is complemented by mature shrubs and trees, enhancing privacy and curb appeal. To the rear, you'll find an enclosed paved garden with beautifully planted borders, creating a tranquil outdoor retreat.

Immerse yourself in the beauty of nature with access to stunning countryside walks, including the renowned Dovestone in the Peak District National Park.

This property is perfect for families seeking a spacious home. **Viewing Highly Recommended**

GROUND FLOOR

Porch

Composite door to front, door to:

Hallway

Stairs to first floor, doors to:

Lounge 16'2" x 12'8" (4.93m x 3.87m)

Double glazed window to front, feature fireplace and surround with inset fire, stripped and polished floorboards, double doors to:

Dining Room 10'2" x 9'10" (3.10m x 3.00m)

Radiator, door to kitchen, patio doors to rear garden.

Bedroom 4 / Family room 16'8" x 8'9" (5.08m x 2.67m)

Double glazed window to front, stripped and polished floorboards, radiator.

Kitchen/Diner 14'0" x 11'6" (4.27m x 3.51m)

Double glazed window to rear, fitted with a range of wall and base units with worksurface over, inset sink and drainer with mixer tap, built in oven and hob with extractor over, integrated fridge/freezer, plumbing for washing machine, stripped and polished floorboards, composite door to side elevation.

FIRST FLOOR

Landing

Access to loft, door to storage cupboard and Worcester combi boiler, doors to:

Bedroom 1 15'10" x 10'11" (4.83m x 3.34m)

Double glazed window to front, built-in double wardrobes, stripped and polished floorboards, radiator.

Bedroom 2 14'0" x 10'6" (4.26m x 3.19m)

Double glazed window to front, radiator.

Bedroom 3 10'2" x 11'11" (3.10m x 3.62m)

Double glazed window to rear, built-in wardrobe, stripped and polished floorboards, radiator.

Bathroom

Double glazed window to rear, fitted with a four piece bathroom suite comprising panelled bath, enclosed shower cubicle, pedestal wash hand basin and low level WC, stripped and polished floorboards, part tiled walls, radiator.

OUTSIDE

To the front of the property there is a driveway with parking for several vehicles, surrounded by mature shrubs and trees and lawn area. Paved garden to rear enclosed by mature shrubs and trees.

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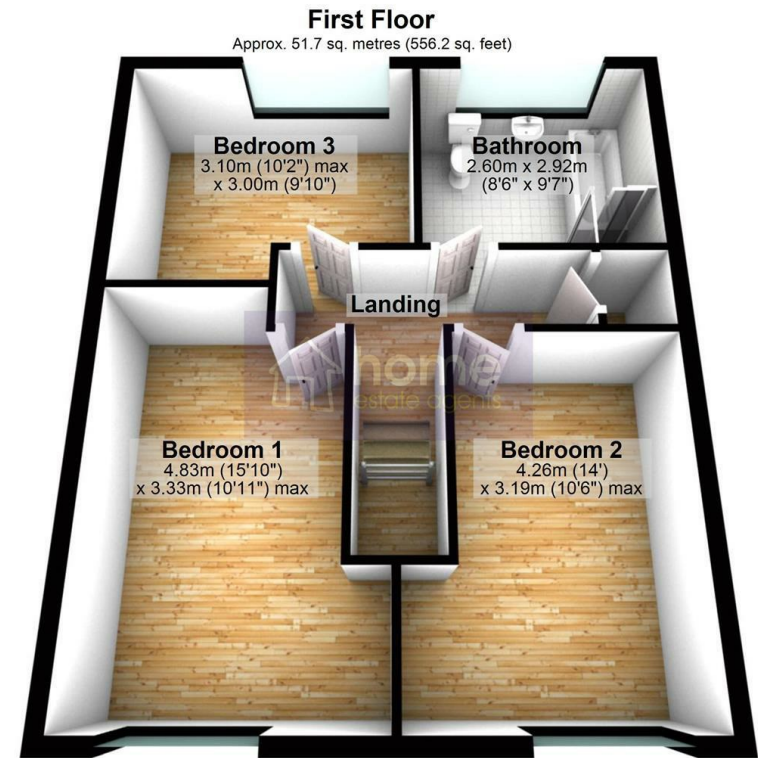
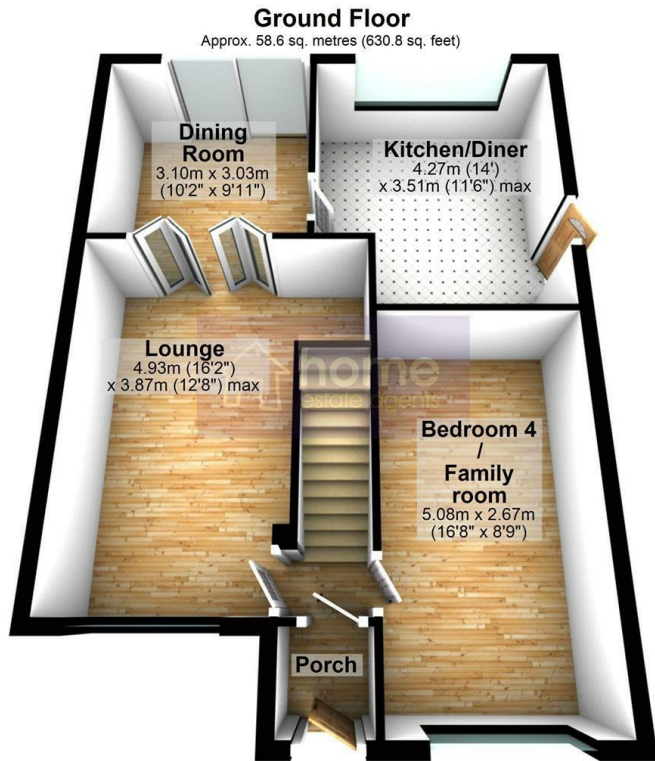
DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or

confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.





Total area: approx. 110.3 sq. metres (1187.0 sq. feet)

