



Mildred Avenue,
Saddleworth, OL4 5SQ

Offers over £229,995



There's no agent like home

This charming two-bedroom semi-detached house, located in the sought-after area of Grotton, is offered with no vendor chain, presenting an ideal opportunity for a growing family to put their own stamp on the property. Nestled in an area renowned for its picturesque countryside walks, the home also benefits from proximity to local amenities and convenient transport links to Oldham and Manchester.

As you enter the property, you are welcomed by a bright and inviting hall. The ground floor features a spacious lounge/diner, perfect for family gatherings and entertaining guests, along with a well-appointed kitchen equipped with ample storage and counter space. Upstairs, the first floor comprises two generously sized bedrooms and a modern bathroom. The main bedroom boasts an additional dressing room, providing a private and luxurious space for personal care and storage. This room also has the potential to be converted into a third bedroom with the installation of a window and some reconfiguration of the landing. Externally, the property offers a gated, paved garden at the front, adorned with mature shrubs, creating a warm and welcoming entrance. The rear garden is also paved, with attractive planted borders, providing a low-maintenance outdoor space ideal for relaxation and outdoor dining.

This delightful home, ready for immediate occupancy, allows you to move in and start enjoying the benefits of this wonderful location without delay. ****Viewing Highly Recommended****



GROUND FLOOR

Hall

Door to front, double glazed window to front, radiator, stairs leading to first floor, door to under stairs storage cupboard, door leading to:

Lounge/Diner 20'6" x 11'6" (6.25m x 3.51m)

Double glazed bay window to front, double glazed window to rear, feature inglenook fireplace, two radiators, door leading to:

Kitchen 12'3" x 7'0" (3.74m x 2.13m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to side, radiator, door leading out to rear garden.

FIRST FLOOR

Landing

Double glazed window to side, doors leading to:

Dressing Room 10'2" x 5'10" (3.10m x 1.78m)

(Potential to be additional bedroom) Radiator, open to storage area, door leading to:

Bedroom 1 10'2" x 11'6" (3.10m x 3.50m)

Double glazed bay window to front, radiator.

Bedroom 2 10'0" x 11'6" (3.05m x 3.50m)

Double glazed window to rear, radiator.

Bathroom 7'0" x 7'0" (2.13m x 2.13m)

Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, part tiled walls, double glazed window to rear, radiator.

OUTSIDE

Gated paved garden to the front with mature planted shrubs. Paved garden to the rear with planted borders.

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.

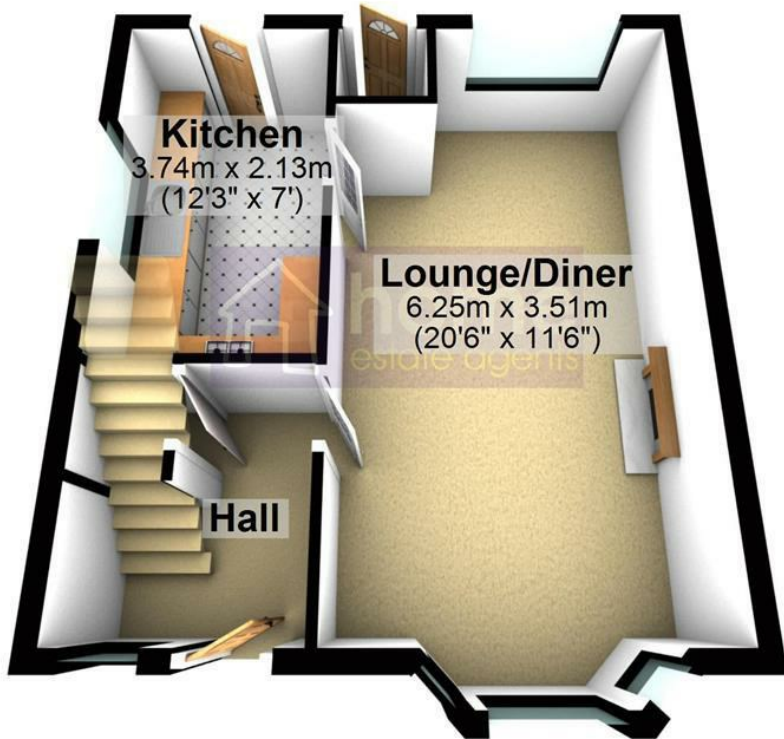
Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, 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.

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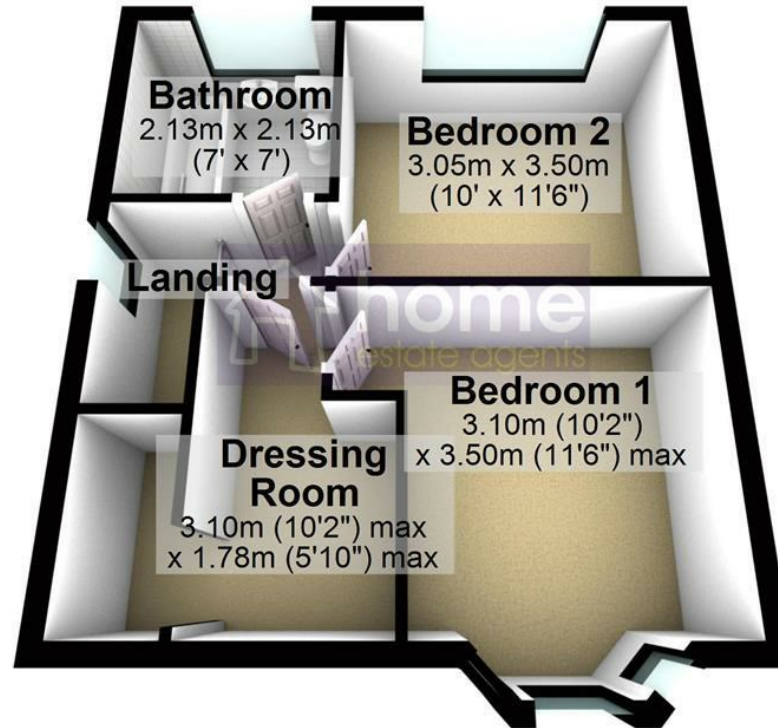





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 