



HUNTERS[®]
HERE TO GET *you* THERE

Station House, Station Lane, Greenfield, OL3 7EL

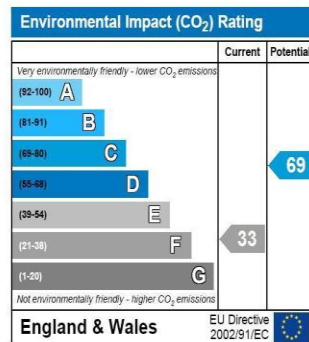
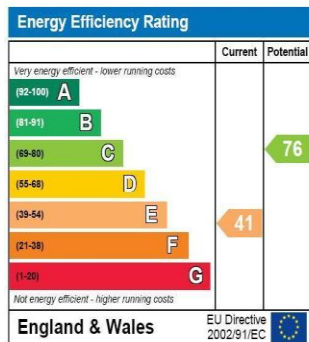
Station House, Station Lane, Greenfield, OL3 7EL

Asking Price: £550,000

This three bedroomed detached former railway station house needs to be refurbished but offers an excellent opportunity to create an impressive detached family home set within good-sized gardens in a prime location.

Double glazed and centrally heated the bright and airy living accommodation presently comprises of an entrance hallway, through lounge leading to half-brick conservatory, dining room, double aspect breakfasting kitchen and a ground floor bedroom with ensuite shower room. To the first floor return stairs lead to a large galleried landing which lends itself to being utilised to create a further bedroom, a good-sized master bedroom with windows to two elevations, a further second double bedroom and a large family bathroom.

Externally, as mentioned above, an undoubted feature of this property must be the substantial gardens which are mainly laid lawn with a sweeping driveway affording parking for a number of vehicles. Station House enjoys a private setting which is not overlooked by other properties and benefits from a convenient position at the end of a private driveway behind double gates approximately 15 minutes walk from Greenfield's railway station and Tesco's. the M50/62 motorway network is also easily reached offering access to surrounding business centres.



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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ENTRANCE HALLWAY

Window to rear, double radiator, stairs;

LOUNGE

5.26m (17' 3") x 3.56m (11' 8")

UPVC double glazed window to front, fireplace, two double radiators, feature stone fireplace housing gas fire;

DINING ROOM

5.26m (17' 3") x 3.58m (11' 9")

UPVC double glazed window to front, fireplace housing gas fire, picture rail;

KITCHEN BREAKFAST ROOM

5.26m (17' 3") x 3.58m (11' 9")

Fitted with a range of base and wall cupboards, roll top work surfaces incorporating single drainer stainless steel sink, gas cooker point, uPVC double glazed window to front and window to rear, double radiator;

CONSERVATORY

Tiled flooring, back door to garden;

BEDROOM THREE

5.26m (17' 3") x 3.99m (13' 1")

UPVC double glazed window to front, double radiator;

ENSUITE BATHROOM

Fitted with three piece suite with vanity wash hand basin, shower cubicle and close coupled WC, uPVC obscure double glazed window to rear.

FIRST FLOOR LANDING**BEDROOM ONE**

5.26m (17' 3") x 3.56m (11' 8") max

Two windows to front, window to side;

BEDROOM TWO

3.23m (10' 7") x 2.82m (9' 3")

Two windows to side;

BATHROOM.

Fitted with three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC,

two uPVC double glazed windows to front;

EXTERIOR

FRONT: Sweeping long block paved driveway with lawns either side, hedged boundaries, two garden sheds.

REAR: Small wooded area.

VIEWING ARRANGEMENTS

By Appointment With: Hunters

Tel: 0161 669 4833

OPENING HOURS:

Monday - Friday 09:00 - 17:00

Saturday 10:00 - 14:00

TELEPHONE LINES OPEN

Monday - Friday 08:00 - 20:00

Saturday & Sunday 09:00 - 16:00

THINKING OF SELLING?

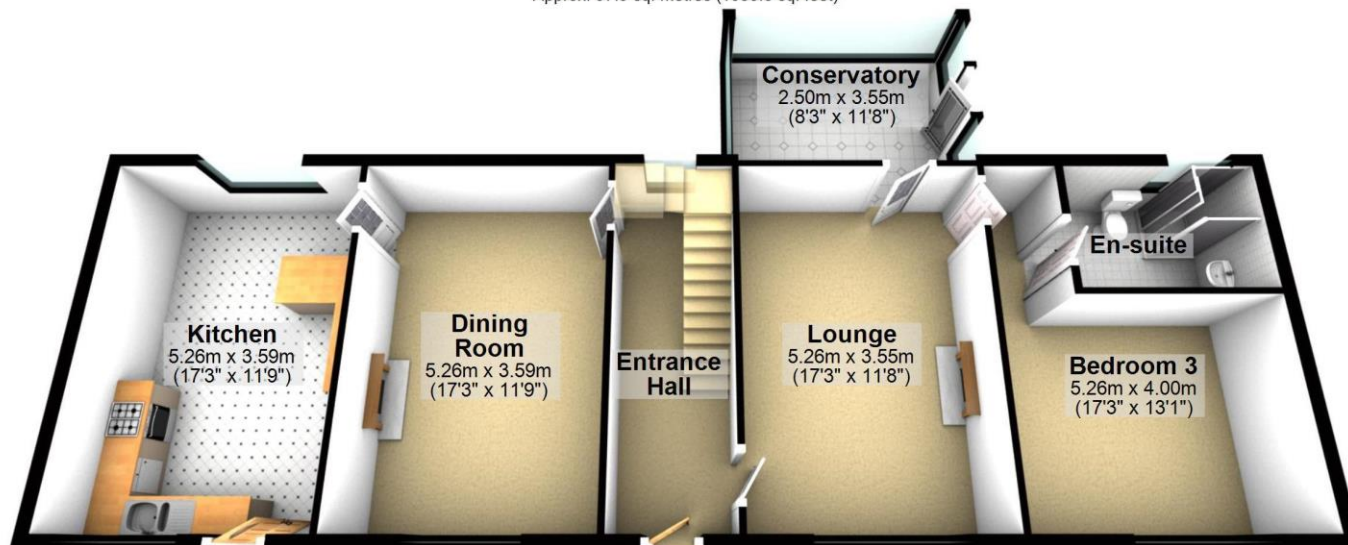
If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

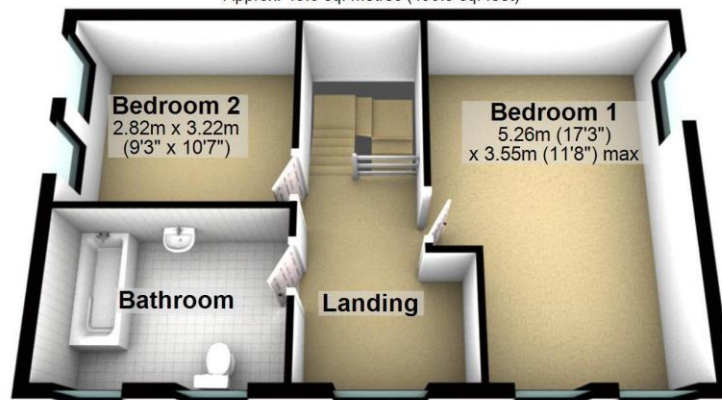
Ground Floor

Approx. 97.9 sq. metres (1053.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.9 sq. feet)



Total area: approx. 143.5 sq. metres (1544.5 sq. feet)



