



WAINHOUSE
PROPERTIES



244 SADDLEWORTH ROAD GREETLAND

£350,000
FREEHOLD

Welcome to this charming property located on Saddleworth Road in the delightful village of Greetland. This spacious house boasts 1 reception room, large kitchen, diner, boot room, 4 bedrooms, and 2 bathrooms, providing ample space for comfortable living. Built in 1960, this property has been significantly adapted perfect for families or those who enjoy hosting guests. The house features a double extension, providing even more room to relax and entertain. Step inside to discover a fully renovated interior that exudes modern elegance. The large kitchen diner is a focal point with access to the south facing garden. One of the standout features of this property is the substantial outdoor space it offers, with parking for 1 vehicle, garage, large garden and seating areas with additional land that could have many uses. Don't miss the opportunity to make this house your home and enjoy all the benefits of living in this wonderful location. Contact us today to arrange a viewing and take the first step towards owning your dream property in Greetland.



• FULLY RENOVATED WITH DOUBLE STOREY EXTENSION • SEMI-DETACHED PROPERTY • FOUR BEDROOMS • SUBSTANTIAL KITCHEN DINER • HIGH QUALITY FIXTURES AND FITTINGS • HOUSE BATHROOM, LARGE ENSUITE AND DOWNSTAIRS WC

Boot Room

With access door to the side of the property and further door leading to the external seating area. The boot room has matching fitted cupboards to tie in with the kitchen creating great storage solution, radiator and door to:

WC

With WC, wash basin, chrome heated towel rail and storage cupboard.

Kitchen Diner

Large newly fitted modern kitchen with ample cupboard space, complementary work surfaces and kitchen Island. Integrated appliances include dishwasher, washing machine, tumble dryer, full size fridge and full size freezer. There is an oven, microwave oven, induction hob and extractor hood overhead. In addition to this there is an instant hot water tap and a wine cooler within the island. Large double glazed windows overlook the front and there is access to the front garden. Staircase to the first floor and door to:

Living Room

With large double glazed window to the front and radiator.

First Floor

The landing splits off to either side of the house, there is a large storage cupboard and loft access point.

Bedroom One

Master room built in the upper level of the extension with large double glazed window to the front, radiator and open doorway to:



En-Suite

Substantial four piece suite comprising of WC, wash basin, freestanding bath and walk in shower cubical. Two frosted double glazed windows, partly tiled walls and chrome heated towel rail.

Bedroom Two

Double room with double glazed window to the front, fitted wardrobes to one wall and radiator.

Bedroom Three

Further double room with double glazed window to the rear and radiator.

Bedroom Four

Single room with double glazed window to the front and radiator.

Bathroom

Three piece suite with WC, wash basin and walk in shower cubical. Fully tiled walls, chrome heated towel rail and two frosted double glazed windows.

External

The property has the benefit of a south facing tiered garden to the front comprising of pebbled areas, gated access to the side and artificial lawn seating area. To the side of the property there is off-road parking, single garage. To the rear of the kitchen there is a further seating area which is paved and has overhead cover.

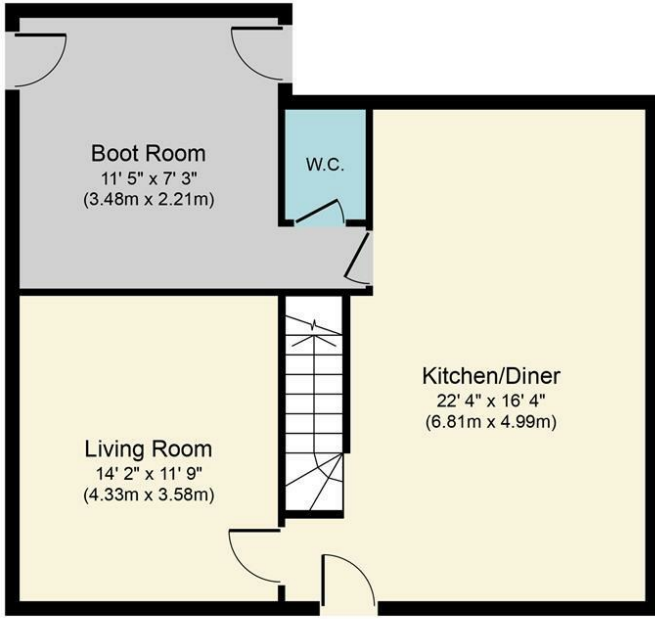
Land

The property benefits from an additional piece of good sized land which could have multiple uses, there is the option to create additional parking, build a summer house etc subject to regular planning permission.

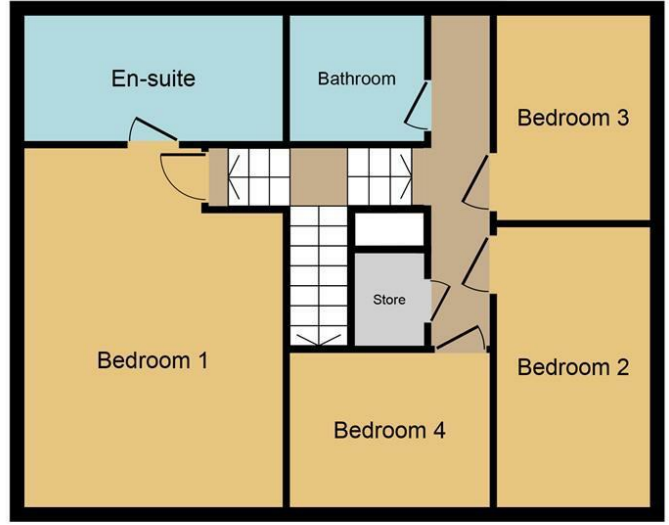


• SOUTH FACING GARDEN TO THE FRONT • UNDERCOVER SEATING AREA TO THE REAR • PARKING AND GARAGE • ADDITIONAL LAND FOR MULTIPLE USES





Ground Floor
Approximate Floor Area
684 sq. ft.
(63.6 sq. m.)



First Floor
Approximate Floor Area
635 sq. ft.
(59.0 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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