

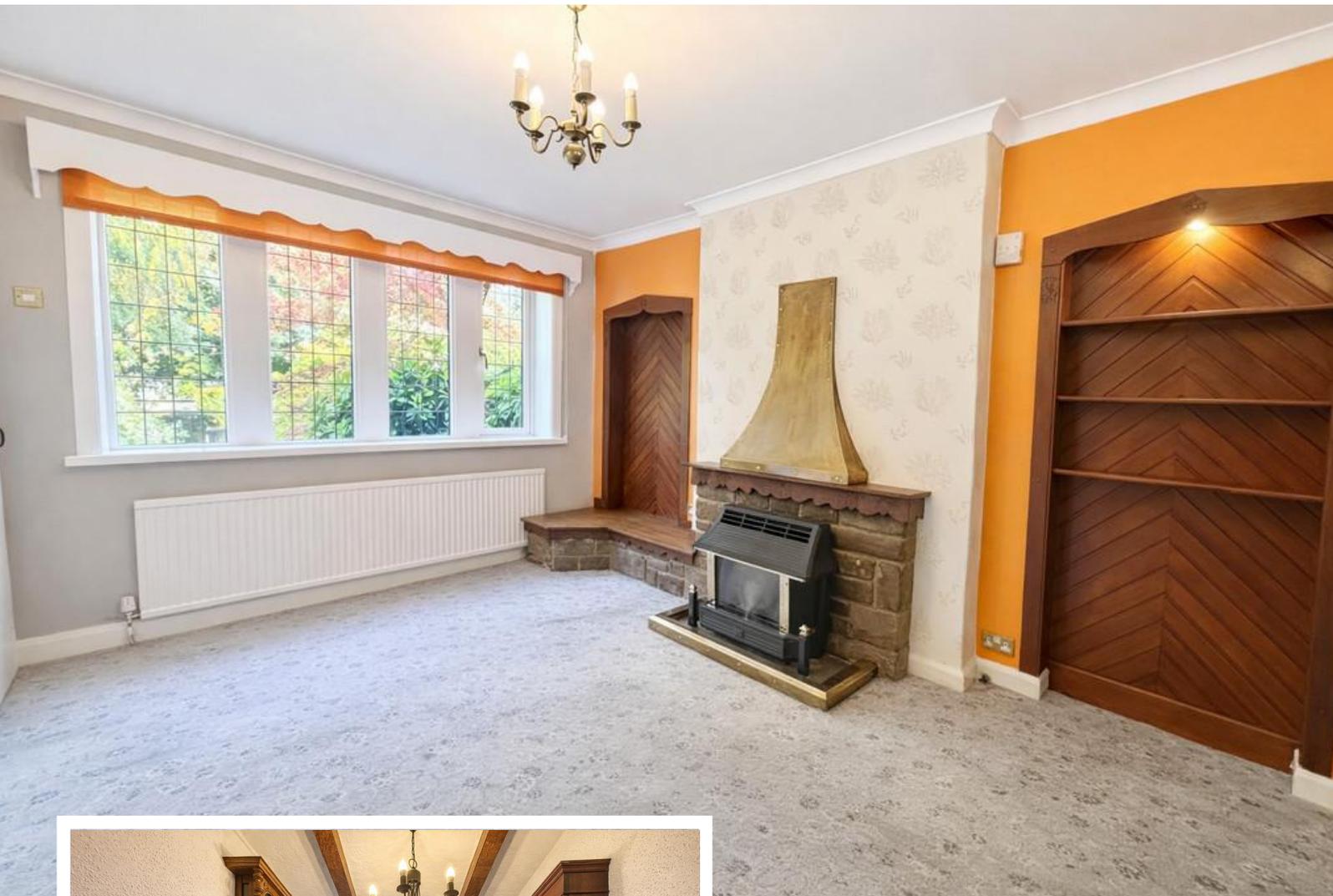


## 1 Greenside

- THREE BED LINK DETACHED
- CHARACTER FEATURES
- NO CHAIN
- POPULAR LOCATION

**Asking Price Of £289,950**  
EPC Rating '58'





## Property Description

### DESCRIPTION

Whitney's are delighted to bring to the market this chain-free, three-bedroom link-detached home. Tucked away in a quiet backwater in the heart of Clayton Village, the property enjoys a peaceful setting while remaining within easy reach of local amenities.

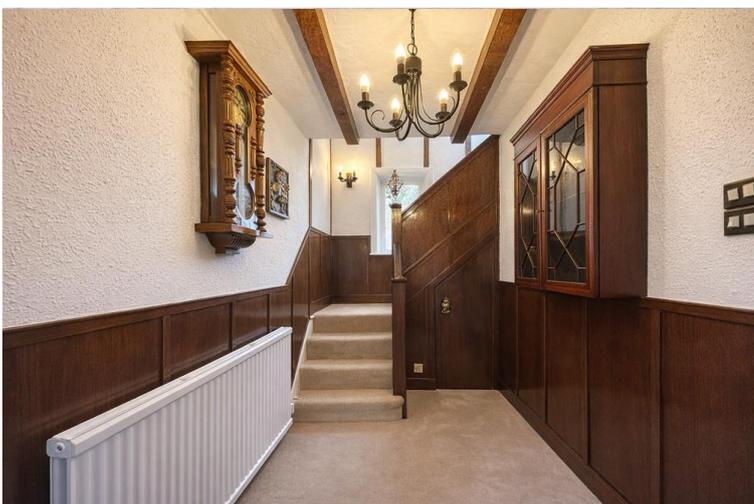
Full of character, the accommodation briefly comprises an impressive entrance hallway, a living room featuring a striking stone wall, and a modern fitted kitchen. To the first floor are three well-proportioned bedrooms and a fully tiled house bathroom complete with a large walk-in shower.

Externally, the property benefits from beautiful gardens to both the front and rear, together with a garage and off-street parking.

Early viewing is highly recommended to fully appreciate all this wonderful home has to offer.

### ENTRANCE HALL

The property welcomes you through a warm and inviting entrance hallway, rich in character and





charm. Beautiful wood panelling, exposed ceiling beams and traditional lighting create an immediate sense of quality and heritage. A carpeted staircase rises to the first floor, while feature details including fitted display cabinetry and period-style wall lights add both practicality and elegance. This impressive hallway sets the tone for the accommodation beyond, offering a stylish and memorable first impression for residents and guests alike.

#### LOUNGE

14' 5" x 10' 2" (4.39m x 3.1m) A spacious and characterful living room, beautifully enhanced by a striking stone fireplace that forms an attractive focal point to the space. A large window to the front elevation allows plenty of natural light to flood in while offering pleasant views of the garden. The room further benefits from unique built-in wooden display shelving and warm accent décor, creating a cosy yet versatile setting ideal for both relaxing and entertaining.



#### DINING ROOM

14' 8" x 10' 2" (4.47m x 3.1m) A versatile reception room positioned conveniently next to the kitchen, offering excellent potential to be used as either a second sitting room or a formal dining room. The space is rich in character, featuring exposed beams, decorative wall timbers and an attractive fireplace that creates a charming focal point. A large window draws in plenty of natural light, enhancing the pleasant outlook and airy feel. Generous proportions provide ample room for a dining table or comfortable lounge furniture, making this a flexible area perfectly suited to modern family living.



#### KITCHEN

14' 6" x 7' 8" (4.42m x 2.34m) A modern fitted kitchen finished in a timeless style, offering a good range of wall and base units complemented by contrasting work surfaces. Integrated appliances include an oven, hob and extractor, while the stainless steel sink sits beneath a window providing natural light and a pleasant outlook. Illuminated display cabinets and under-unit lighting add a touch of elegance, and the practical layout ensures the space works perfectly for both everyday cooking and entertaining.



#### BEDROOM ONE

12' 7" x 11' 1" (3.84m x 3.38m) A generous master bedroom offering excellent proportions and a bright, airy feel. A large window allows natural light to pour in, while extensive fitted wardrobes provide a superb amount of storage with a range of hanging space and drawers. The layout easily accommodates a double or king-size bed along with additional furniture, making this a comfortable and practical principal bedroom.



#### BATHROOM

8' 4" x 5' 10" (2.54m x 1.78m) A well-appointed, fully tiled house bathroom fitted with a modern walk-in shower enclosure. The suite also includes a wash basin and WC, with complementary fittings and a window providing natural light and ventilation. Finished in neutral tones, the space feels bright, clean and easy to maintain.

#### BEDROOM TWO

10' 11" x 8' 8" (3.33m x 2.64m) A comfortable and well-presented bedroom enjoying plenty of natural light from the large window to the side elevation. The room offers space for a bed along with additional furniture and benefits from fitted storage, making it both practical and inviting. Ideal for use as a guest room, child's bedroom or home office, this is a versatile space to suit a variety of needs.



#### BEDROOM THREE

13' 10" x 8' 9" (4.22m x 2.67m) A well-proportioned bedroom offering a bright and pleasant environment, enhanced by windows that allow for plenty of natural light. The room provides ample space for a bed and additional furnishings, making it ideal for family living, guests or even a home office. Tastefully decorated and ready to move into, this is a flexible space that can easily adapt to a buyer's needs.



#### EXTERNAL

Externally, the property is set within beautifully maintained gardens that enhance its charming kerb appeal. To the front, a lawned garden is bordered by mature shrubs and established planting, creating a welcoming approach to the home.

The rear garden provides a private and enclosed space, featuring a combination of lawn and patio areas ideal for relaxing or entertaining, all surrounded by mature greenery that offers a good degree of seclusion.

In addition, there is a garage providing secure parking or further storage, along with a useful outbuilding to the side of the house which is perfect for garden equipment, bicycles or general storage.

**PURCHASE DETAILS:** Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

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