



**MCDERMOTT & CO**  
THE PROPERTY AGENTS



**£260,000**

25 Chew Vale, Greenfield, Saddleworth, OL3 7EQ

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McDermott & Co are proud to present this beautifully presented three-bedroom end-terrace family home, occupying a highly sought-after position within the desirable Chew Vale area of Greenfield, Saddleworth.

Offering spacious and versatile accommodation throughout, this attractive home is ideally suited to first-time buyers, young families and those looking to enjoy the best of village living. Having been well maintained and tastefully updated, creating a home that is ready to move straight into.

The internal layout briefly comprises a welcoming entrance hallway, bright and spacious lounge, modern kitchen/dining room, three well-proportioned bedrooms and a contemporary shower room. Flooded with natural light and finished in neutral tones throughout, providing comfortable and practical living space perfectly suited to modern family life.

### Hallway

2'9 x 6'7 (0.84m x 2.01m)

A welcoming entrance hallway providing access to the ground floor accommodation and staircase to the first floor. Benefiting from fitted carpeting, a radiator, ceiling lighting and neutral décor throughout, the space creates a bright and practical entrance to the home.

A useful entrance vestibule with composite front door and side window allows for plenty of natural light, whilst providing space for coats and shoes. Well presented throughout, the hallway offers a warm and inviting first impression of the property.

### Lounge

13'4 x 11'3 (4.06m x 3.43m)

A bright and spacious lounge, beautifully presented throughout and ideal for both relaxing and entertaining. A large window to the front elevation floods the room with natural light, creating a warm and welcoming atmosphere.

The room benefits from wood-effect flooring, a radiator, contemporary ceiling light fitting and neutral décor throughout. Offering ample space for a range of seating arrangements, the lounge provides comfortable family living whilst glazed double doors lead seamlessly through to the kitchen, enhancing the flow of the home.

### Kitchen Diner

16'6 x 12'6 (5.03m x 3.81m)

A modern and spacious kitchen/diner, beautifully presented throughout and forming the heart of the home. Fitted with a comprehensive range of contemporary shaker-style wall and base units, complemented by contrasting work surfaces and attractive splashbacks, the kitchen offers excellent storage and preparation space.

Integrated appliances are complemented by space for additional white goods, whilst a range-style cooker with extractor hood above creates an attractive focal point. The breakfast bar provides informal dining and additional workspace, making the room ideal for both everyday family life and entertaining.

Flooded with natural light from the large rear window and patio doors, the dining area enjoys pleasant views over the garden and offers ample space for a dining table and chairs. Further benefits include wood-effect flooring, contemporary lighting and a useful understairs storage cupboard, providing valuable additional storage.

### Stairs & Landing

8'6 x 10'6 (2.59m x 3.20m)

A well-presented staircase with fitted carpeting rises to the first-floor landing. The landing benefits from a useful built-in cupboard housing the boiler, loft access, ceiling light fitting and neutral décor throughout.

### Bedroom One

9'7 x 10'9 (2.92m x 3.28m)

A spacious and beautifully presented principal bedroom, enjoying an abundance of natural light from the large front-facing window. The room benefits from fitted carpeting, a radiator and ceiling light fitting, creating a bright and comfortable atmosphere throughout.

A particular feature of the room is the comprehensive range of fitted bedroom furniture, incorporating wardrobes, overhead storage, bedside units and drawers, providing excellent storage whilst maximising the available space. Finished in neutral tones with an attractive feature wall, the room offers ample space for a double bed and additional furnishings.

### Bedroom Two

7'10 x 11'0 (2.39m x 3.35m)

A well-proportioned double bedroom, beautifully presented throughout and enjoying pleasant views over the rear garden and surrounding greenery through a large window that provides an abundance of natural light.

The room benefits from fitted carpeting, a radiator and feature pendant lighting, creating a bright and comfortable atmosphere. A range of fitted wardrobes and drawer units provide excellent storage solutions whilst maximising the available floor space.

### Bedroom Three

6'9 x 7'5 (2.06m x 2.26m)

A well-presented and versatile third bedroom, currently utilised as a child's bedroom. Enjoying an attractive outlook to the front elevation through a large window, the room is flooded with natural light and benefits from fitted carpeting, a radiator and ceiling light fitting.

Finished with contemporary décor, the room offers ample space for a single bed and additional bedroom furniture, making it ideal as a child's bedroom, nursery or home office.

### Shower Room

8'6 x 5'4 (2.59m x 1.63m)

A beautifully presented contemporary shower room, finished to a high standard with modern fixtures and fittings throughout. Comprising a spacious walk-in shower enclosure with rainfall shower and separate handheld attachment, concealed-cistern WC and a stylish vanity wash hand basin with integrated storage.

The room is complemented by attractive marble-effect wall panelling, vinyl flooring, recessed spotlighting, an illuminated wall mirror and a contemporary vertical heated towel radiator. Frosted windows provide natural light and ventilation, enhancing the bright and airy feel of the space.

### External

Occupying a generous corner plot, this attractive end-terrace home enjoys excellent kerb appeal with lawned gardens to the front and side, complemented by mature trees and established greenery that create a pleasant outlook and added sense of space.

To the rear, the property benefits from a fantastic enclosed garden, ideal for both family living and outdoor entertaining. A spacious paved patio provides the perfect setting for al fresco dining and relaxation, whilst the artificial lawned garden offers ample space for children and pets to enjoy. Double gates provide access to a private driveway, offering secure off-road parking, and a substantial timber garden lodge provides additional excellent versatile space for daily use or storage whilst further enhancing the outdoor space.

Surrounded by mature trees and secure fencing, the garden enjoys a good degree of privacy and perfectly complements the family-friendly accommodation on offer.

### Summer House

11'7 x 17'3 (3.53m x 5.26m)

A fantastic addition to the property, this impressive timber summer house provides a versatile space ideal for relaxation, entertaining or occasional guest accommodation. Beautifully constructed with exposed timber throughout, the summer house creates a warm and inviting environment whilst enjoying attractive views over the garden.

Benefiting from power, lighting and Wi-Fi connectivity, the space is perfectly suited for a variety of uses including a home office, games room, hobby room or garden retreat. A particular feature is the built-in

## Directions

