MCDERMOTT & CO

THE PROPERTY AGENTS








# £410,000 Offers Over

58 Wellington Road, Greenfield, Saddleworth, OL3 7AQ

# 58 Wellington Road, Greenfield, Saddleworth, OL3 7AQ

McDermott & Co are proud to present this charming four-bedroom double-fronted end-terrace home, offered chain free and ideally situated on Wellington Road in the heart of Greenfield, Saddleworth, offering a wonderful blend of character, space, and countryside living.

Beautifully presented throughout, the property retains a wealth of original character and benefits from a welcoming entrance hallway, a superb dual-aspect lounge with multi-fuel stove, a separate sitting room with gas stove-style fire, and a stylish modern kitchen with access to the rear porch and utility/WC. Thoughtfully arranged for modern family living, the property offers versatile accommodation throughout, while fitted concertina blinds in every room provide a stylish and practical finishing touch.

To the upper floors are four well-proportioned bedrooms, including a stunning second-floor principal bedroom with vaulted ceilings, exposed beams, en suite shower room, and far-reaching countryside views. A family

### Hallway
5'7 x 4'1 (1.70m x 1.24m)
A bright and welcoming entrance hallway, accessed via a decorative glazed front door which allows for plenty of natural light.
The space features a carpeted staircase with wooden handrail, along with ceiling lighting and a radiator, creating a warm and practical entrance to the home.
A well-presented hallway providing access to the main ground floor accommodation.

### Lounge
10'5 x 17'11 (3.18m x 5.46m)
A bright and characterful lounge, benefiting from front and rear-facing windows, allowing an abundance of natural light to flow through the room.
A standout feature is the multi-fuel stove set within an attractive feature fireplace with wooden mantel, complemented by exposed ceiling beams, built-in shelving and storage, and stripped wooden flooring, adding warmth and character throughout.
Finished with ceiling lighting and two wall-mounted radiators, this is a comfortable and inviting living space, ideal for relaxing and entertaining.

### Sitting Room
13'6 x 12'0 (4.11m x 3.66m)
A bright and spacious sitting room, benefiting from a large front-facing window allowing plenty of natural light and a pleasant outlook.
A standout feature is the gas stove-style fire set within an attractive fireplace with decorative tiled surround and wooden mantel, creating a charming focal point.
Finished with carpeted flooring, original decorative coving, ceiling lighting, and two radiators, this is a comfortable and welcoming reception room, ideal for relaxing and entertaining.

### Kitchen
10'8 x 9'2 (3.25m x 2.79m)
A bright and stylish kitchen, fitted with a range of modern high-gloss wall and base units, complemented by contrasting work surfaces and offering excellent storage throughout.
A large rear-facing window floods the space with natural light and provides a pleasant outlook over the garden. The kitchen includes a freestanding range-style cooker, dishwasher and fridge freezer, all of which are included within the sale.
Additional features include a useful storage cupboard, a door providing direct access to the rear garden, and access to a ground floor WC/utility room.
Finished with vinyl flooring and ceiling lighting, this is a well-presented and practical kitchen, perfectly suited to everyday family living

### WC/ Utility
2'3 x 9'0 (0.69m x 2.74m)
A practical and well-presented ground floor WC/utility room, fitted with a low-level WC, glass wash hand basin, and a heated towel rail.
The room also benefits from plumbing and space for a washing machine, making excellent use of the available space and providing added convenience for everyday living.
A frosted window allows for natural light while maintaining privacy, creating a bright and functional space.

### Rear Vestibule
2'9 x 4'2 (0.84m x 1.27m)
A useful and well-presented rear vestibule, providing a practical transition between the kitchen and the garden.
The space benefits from a rear access door with glazed panel and a side window, allowing for plenty of natural light. Finished with vinyl flooring and ceiling lighting, this is a bright and functional area.
Ideal for coats, shoes, and everyday household storage, while providing convenient access to the rear garden.

### Stairs & Landing
10'4 x 4'8 (3.15m x 1.42m )
A bright and well-presented staircase and landing, featuring a carpeted staircase with wooden handrail and neutral décor throughout.
The landing benefits from a window allowing natural light, a radiator, and ceiling lighting, creating a bright and welcoming feel. Original-style panelled doors add character while providing access to all first-floor rooms.
A practical and well-maintained space, connecting the upper-floor accommodation.

### Bedroom Two
12'0 x 12'10 (3.66m x 3.91m)
A spacious and beautifully presented second double bedroom, benefiting from a large window allowing plenty of natural light and enjoying attractive open views towards the surrounding countryside.
A standout feature is the original cast-iron fireplace, adding character and charm, while built-in storage cupboards provide useful additional storage space.
Finished with carpeted flooring, decorative coving, ceiling lighting, and a radiator, this is a bright and comfortable double bedroom ideal for family members or guests.

### Bedroom Three
10'1 x 12'0 (3.07m x 3.66m)
A bright and well-presented third double bedroom, benefiting from a large window allowing plenty of natural light and enjoying pleasant open views towards the surrounding countryside.
The room offers ample space for a double bed and additional furniture, creating a comfortable and practical layout.
Finished with carpeted flooring, decorative coving, ceiling lighting, and a radiator, this is a comfortable and spacious double bedroom, ideal for family members or guests.

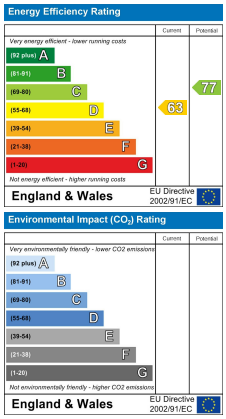
### Bedroom Four
10'1 x 9'1 (3.07m x 2.77m)
A bright and well-presented fourth bedroom, benefiting from a large window allowing plenty of natural light and a pleasant outlook.
The room features a decorative dado rail, adding character and detail, and is finished with carpeted flooring, ceiling lighting, and a radiator.
A versatile and practical room, ideal as a bedroom, nursery, or home office.

### Bathroom
8'4 x 4'11 (2.54m x 1.50m)
A bright and well-presented bathroom, fitted with a panelled bath with shower over and a pedestal wash basin.
The room benefits from contemporary wall tiling with decorative feature borders, a heated towel rail, and a frosted window allowing for natural light while maintaining privacy.
Finished with vinyl flooring and ceiling lighting, this is a stylish and practical bathroom ideal for everyday use.

### WC
2'10 x 4'4 (0.86m x 1.32m)
A useful and well-presented separate WC, fitted with a low-level WC and a wall-mounted wash hand basin.
The room benefits from a frosted window, allowing for natural light while maintaining privacy, together with a radiator and wood-effect flooring.
A practical addition to the home, providing added convenience for everyday family living.

### Stairs to Second Floor
3'2 x 5'1 (0.97m x 1.55m)
A bright and well-presented staircase and landing, featuring a carpeted staircase with wooden handrail

## Directions




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