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THE PROPERTY AGENTS



£285,000

68 Shaw Hall Bank Road, Greenfield, Saddleworth, OL3 7LE

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Nestled in the charming village of Greenfield, Saddleworth, is this delightful end terrace offering a unique blend of character and modern living. With its pre-1900 origins, the property boasts a rich history while providing ample space for contemporary family life, having undergone full renovations by the current owner the property is in turn key ready condition.

As you enter, you are welcomed into a spacious open-plan lounge and kitchen, perfect for both relaxation and entertaining. The layout encourages a warm and inviting atmosphere, making it an ideal space for family gatherings or quiet evenings in.

The property features three well-proportioned bedrooms, providing comfortable accommodation for families or those seeking extra space for guests or a home office. With a main family bathroom plus en-suite to master, morning routines are made easy, ensuring convenience for all residents.

Hallway

54 x 3'1 (1.63m x 0.94m)

A bright entrance hallway featuring a carpeted staircase to the first floor, spot lighting, and a radiator, with access to a cosy, modern living room, all finished in neutral tones.

Lounge

11'0 x 22'8 (3.35m x 6.91m)

A modern lounge finished in neutral tones, featuring recessed spot lighting, a radiator, and laminate flooring. The room offers a bright and airy feel, with a window allowing natural light, and flows seamlessly into a contemporary open-plan kitchen area.

Kitchen

A stylish and contemporary open-plan kitchen, finished to a high standard and designed with modern living in mind. The kitchen features a range of sleek gloss wall and base units, complemented by contrasting work surfaces and tiled splashbacks, creating a clean and sophisticated look.

Fitted with integrated appliances including a double oven, electric hob with stainless steel extractor hood, integrated washing machine, and integrated fridge freezer, along with a sink unit positioned beneath a rear-facing window, the space is both practical and visually appealing. The L-shaped layout with breakfast bar/peninsula provides additional workspace and informal dining options.

The room benefits from recessed ceiling spotlights, enhancing the bright and airy feel, along with wood-effect flooring throughout. The kitchen opens seamlessly into a spacious sitting/living area, making it ideal for entertaining and family life.

A door provides access to the rear/utility area, further adding to the functionality of this well-designed space.

Stairs & Landing

59 x 8'4 (1.75m x 2.54m)

A well-presented carpeted staircase rises from the ground floor, featuring a modern handrail with glazed balustrade and wooden detailing, creating a contemporary and stylish finish. The staircase is complemented by clean white walls, enhancing the bright and fresh appearance.

The first-floor landing is spacious and airy, benefiting from recessed ceiling spotlights which provide excellent lighting throughout. Additional features include a wall-mounted radiator and access to all first-floor accommodation.

Finished in neutral tones with fitted carpeting, this area offers a clean and cohesive transition between floors, contributing to the overall modern feel of the home.

Bedroom Two

7'10 x 13'8 (2.39m x 4.17m)

A spacious and well-presented second double bedroom to the first floor, offering a bright and contemporary living space. The room benefits from a front-facing window, allowing for plenty of natural light and an open outlook.

Finished in neutral tones with plush fitted carpeting, the bedroom is enhanced by recessed ceiling spotlights, creating a modern and well-lit environment. The generous proportions provide ample space for bedroom furnishings while maintaining a comfortable and airy feel.

A standout feature is the access to a walk-in wardrobe, offering excellent storage and organisation potential, ideal for modern living.

With its stylish finish and practical layout, this room provides an ideal secondary bedroom or principal suite alternative, combining comfort with functionality.

Bedroom Three

6'3 x 8'3 (1.91m x 2.51m)

A bright and well-presented third bedroom to the first floor, offering a versatile space ideal as a single bedroom, nursery, or home office. The room benefits from dual aspect windows, allowing for an abundance of natural light and creating a bright and airy feel throughout.

Finished in neutral tones with plush fitted carpeting, the space is enhanced by recessed ceiling

spotlights, providing a modern and well-lit environment. Additional features include a wall-mounted radiator and ample wall space for essential furnishings.

With its clean finish and flexible layout, this room provides a practical and comfortable addition to the home.

Bathroom

7'6 x 4'11 (2.29m x 1.50m)

A stylish and modern family bathroom, beautifully finished with a contemporary design. The suite comprises a panelled bath with overhead rainfall shower and glass screen, low-level WC, and wash basin.

A striking feature of the room is the accent stone-effect feature wall, adding texture and a high-end feel, complemented by neutral tiling to the remaining walls and flooring for a clean and cohesive look.

The bathroom benefits from a frosted window, allowing natural light while maintaining privacy, along with recessed ceiling spotlights for a bright and well-lit environment. Additional features include a heated chrome towel rail, enhancing comfort and practicality.

Finished to a high standard throughout, this bathroom offers a modern and ready-to-use space ideal for family living.

Stairs to second floor

2'10 x 3'4 (0.86m x 1.02m)

Bedroom One

7'11 x 17'5 (2.41m x 5.31m)

A generously sized and beautifully presented principal bedroom to the first floor, offering a bright and contemporary living space. The room benefits from a large window, allowing for plenty of natural light and creating a calm and airy atmosphere.

Finished in neutral tones with plush fitted carpeting, the bedroom is enhanced by recessed ceiling spotlights, providing a modern and well-lit environment. The spacious layout comfortably accommodates a king-size bed along with additional furniture.

A notable feature is the dedicated dressing/storage area, providing excellent hanging and storage space, further enhanced by a skylight window which allows additional natural light.

Additional features include a wall-mounted radiator, ensuring comfort throughout the year. The room also benefits from direct access to a stylish en suite shower room, adding convenience and a touch of luxury.

This impressive bedroom provides a perfect principal suite, combining space, style, and functionality.

En-Suite

4'4 x 8'0 (1.32m x 2.44m)

A stylish and contemporary en suite shower room, finished to a high standard with a modern design throughout. The suite comprises a walk-in shower enclosure with rainfall shower and glass screen, low-level WC, and a sleek vanity unit with integrated wash basin, providing both storage and practicality.

The room is fully tiled with marble-effect wall finishes, creating a luxurious and cohesive look. A frosted window allows for natural light while maintaining privacy, complemented by recessed ceiling spotlights to ensure a bright and inviting space.

Additional features include a modern heated towel rail and high-quality fittings, enhancing both comfort and functionality.

This well-appointed en suite offers a contemporary and elegant space, ideal for modern living.

External

The property is an attractive end-terrace home, finished in traditional stone and positioned within a desirable village location. The front elevation offers a simple and characterful façade with a private entrance directly from the pavement.

To the front, the property benefits from on-street parking, providing convenient access for residents and visitors.

To the rear, there is a fully enclosed low-maintenance garden, featuring a combination of paved patio areas and raised artificial lawn, ideal for outdoor seating and easy upkeep. The space is bordered by

Directions

