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£300,000 Offers In The Region Of

28 Wellington Road, Greenfield, Saddleworth, OL3 7AQ

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McDermott & Co are proud to present this beautifully presented three-bedroom mid-terrace home, occupying a sought-after position on Wellington Road, Greenfield. Combining period character with stylish modern finishes, this attractive property offers spacious accommodation arranged over three floors and is ideally suited to first-time buyers, professionals and growing families alike.

The accommodation briefly comprises an entrance vestibule, characterful lounge with multi-fuel stove, modern kitchen/breakfast room and a contemporary family bathroom. To the first floor are two well-proportioned bedrooms, whilst the second floor hosts an impressive principal bedroom suite benefitting from its own en suite bathroom.

A particular feature of the property is the wealth of character retained throughout, including high ceilings, original-style timber doors, decorative fireplaces, exposed wooden flooring and a striking arched stairwell window. The home is further enhanced by tasteful décor, modern fixtures and fittings, and an abundance of natural light throughout.

Vestibule
3'1 x 3'6 (0.94m x 1.07m)
A practical entrance vestibule accessed via a uPVC entrance door with decorative glazed inserts. Benefiting from original-style internal timber door and glazed overlight, the vestibule provides a useful buffer from the main accommodation while allowing natural light to flow through into the hallway. A characterful entrance space that complements the period charm of the property.

Lounge
12'10 x 14'3 (3.91m x 4.34m)
A spacious and characterful lounge featuring a front-facing window allowing plenty of natural light, complemented by high ceilings, decorative coving, ceiling rose detailing and exposed wooden flooring. A striking multi-fuel stove set within a recessed fireplace with decorative patterned tiled surround creates an attractive focal point, whilst the original-style timber doors and internal glazed panels further enhance the period charm of the room.

Benefiting from generous proportions throughout, the lounge offers ample space for a range of seating arrangements and provides a bright and comfortable setting for both everyday living and entertaining. Beautifully presented throughout, this superb reception room successfully combines character features with tasteful modern décor.

Kitchen
10'0 x 11'3 (3.05m x 3.43m)
A beautifully presented kitchen fitted with a range of contemporary shaker-style wall and base units, complemented by contrasting work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include an electric oven, gas hob and extractor hood above, together with space and plumbing for additional appliances.

Benefiting from herringbone-effect flooring, recessed spot lighting and a large rear-facing window overlooking the garden, the room enjoys an abundance of natural light throughout. The generous proportions provide space for a breakfast table and seating, creating a practical area for everyday dining.

A particular feature is the range of original-style timber internal doors, adding character and complementing the period charm found elsewhere in the property. Providing ample storage and workspace, this attractive kitchen successfully combines modern fittings with traditional character.

Rear Vestibule
Door to rear garden, understairs storage cupboard.

Stairs & Landing
A carpeted staircase rises to the first-floor landing, featuring painted spindle balustrading and a striking arched feature window overlooking the rear garden, together with a large rooflight which floods the space with natural light. Benefiting from neutral décor throughout, the landing provides access to all first-floor accommodation and creates a bright and characterful connection between the rooms.

A particular feature is the combination of the arched window and rooflight, enhancing the sense of space and complementing the period charm found throughout the property.

Bedroom Two
12'11 x 7'10 (3.94m x 2.39m)
A spacious double bedroom featuring a front-facing window allowing plenty of natural light. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers ample space for a double bed and additional bedroom furniture.

A particular feature is the attractive cast-iron decorative fireplace and recessed arched storage area, which add character and charm in keeping with the period style of the property. Beautifully presented throughout, this bright and comfortable bedroom provides excellent accommodation for family members or guests.

Bedroom Three
10'1 x 8'10 (3.07m x 2.69m)
A well-proportioned bedroom featuring a rear-facing window allowing plenty of natural light and enjoying a pleasant outlook over the garden. Benefiting from fitted carpeting, ceiling light fitting and a radiator, the room offers space for a bed and additional bedroom furniture.

A particular feature is the attractive cast-iron decorative fireplace, adding character and charm in keeping with the period style of the property. Beautifully presented throughout, this bright and versatile room is ideal as a child's bedroom, guest room or home office.

Bathroom
9'11 x 4'9 (3.02m x 1.45m)
A stunning contemporary bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, low-level WC and a stylish countertop wash hand basin set upon a modern vanity unit with storage beneath. Complemented by feature blue metro wall tiling, wood-effect flooring, recessed spot lighting and a frosted rear-facing window providing natural light and ventilation.

Beautifully finished throughout, the room combines modern fittings with original-style timber doors, creating a stylish and well-appointed bathroom serving the first-floor accommodation.

Stairs to Second Floor
A carpeted staircase rises from the first-floor landing to the second-floor accommodation, featuring painted spindle balustrading and a useful mid-landing window allowing plenty of natural light. Further enhanced by a rooflight above, the stairwell enjoys a bright and airy feel throughout.

Beautifully presented in keeping with the rest of the property, the staircase provides access to the loft bedroom and contributes to the character and charm of this attractive period home.

Bedroom One
10'10 x 12'9 (3.30m x 3.89m)
A superb principal bedroom occupying the second floor and featuring exposed wooden flooring, recessed spot lighting and a large rooflight allowing an abundance of natural light. The room benefits from a vaulted ceiling, creating a wonderful sense of space and character, whilst offering ample room for a double or king-size bed and additional bedroom furniture.

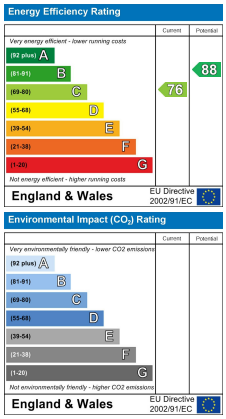
A particular feature is the en suite WC, together with useful eaves storage and attractive period-style timber doors. Beautifully presented throughout, this impressive principal bedroom provides a peaceful retreat and enjoys an excellent degree of privacy from the remainder of the accommodation.

En Suite
8'0 x 8'10 (2.44m x 2.69m)
A stylish en suite bathroom fitted with a three-piece suite comprising a panelled bath with shower over and glazed shower screen, vanity wash hand basin with storage beneath and a low-level WC. Complemented by attractive metro-style wall tiling, recessed spot lighting and a large rooflight providing an abundance of natural light and ventilation.

Positioned within the eaves, the room benefits from characterful sloping ceilings and a bright, contemporary finish throughout. A well-appointed en suite serving the principal second-floor bedroom.

External
To the front, the property enjoys a traditional street-fronted position with direct pavement access,

Directions



93 Chew Valley Road, Greenfield, Saddleworth, OL3 7JJ
Tel: 01457 359847 Email: hello@mcdpropertyagents.co.uk www.mcdpropertyagents.co.uk