home estate agents

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Chew Valley Road, Oldham, OL3 7DA

Offers over £199,950

Situated in the heart of the ever-popular village of Greenfield, this well-presented mid-terraced property offers deceptively spacious accommodation arranged over four floors, making it an ideal choice for first-time buyers looking for a home with character, flexibility and excellent local amenities close by.
Greenfield remains one of Saddleworth's most desirable villages, offering a fantastic range of shops, cafés, restaurants and everyday amenities, together with excellent transport links. Greenfield train station is within walking distance and provides convenient connections towards both Manchester and Huddersfield, making this an excellent location for commuters. For those who enjoy the outdoors, the stunning Dovestone Reservoir and surrounding countryside are also right on the doorstep.

The property opens into an entrance vestibule leading through to a comfortable lounge and a well-appointed kitchen to the ground floor. The cellar provides useful additional storage space and further enhances the versatility of the accommodation. To the first floor are two bedrooms and a family bathroom, while the second floor is home to a useful loft room, providing an excellent additional space.
Externally, the property benefits from a paved courtyard to the rear, providing a pleasant outdoor space.

Offering well-proportioned accommodation across four floors in one of Saddleworth's most sought-after villages, this is a fantastic opportunity for a first-time buyer or anyone seeking a home in a vibrant yet picturesque location.

GROUND FLOOR

Entrance Vestibule
2'8" x 3'4" (0.82m x 1.01m)
Door to front, door leading to:

Lounge
13'8" x 14'1" (4.17m x 4.29m)
Double glazed window to front, feature fireplace, radiator, door leading to:

Kitchen
9'9" x 14'1" (2.97m x 4.29m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, built-in oven, built-in hob with extractor hood over, double glazed window to rear, radiator, stairs leading to first floor, door leading out to rear, stairs leading down to:

BASEMENT

Cellar
13'7" x 14'1" (4.13m x 4.29m)

FIRST FLOOR

Landing
6'7" x 4'10" (2.00m x 1.48m)
Stairs leading to second floor, doors leading to:

Bedroom 1
10'10" x 14'1" (3.29m x 4.29m)
Double glazed window to front, radiator.

Bedroom 2
7'2" x 8'8" (2.18m x 2.63m)
Double glazed window to rear, radiator.

Bathroom
9'9" x 5'1" (2.97m x 1.55m)
Three piece suite comprising, panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled walls, double glazed window to rear, radiator.

SECOND FLOOR

Loft Room
13'5" x 14'1" (4.09m x 4.29m)
Double glazed velux window, radiator.

OUTSIDE
Paved courtyard to the rear.

DISCLAIMER
Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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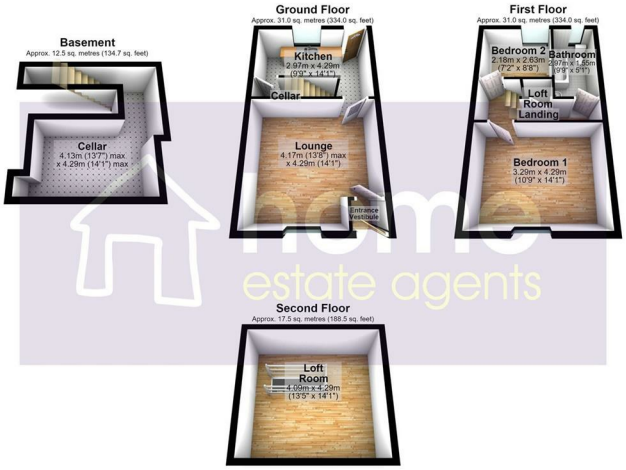

Total area: approx. 92.1 sq. metres (991.4 sq. feet)

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