



Manchester Road, Oldham, OL3 7ES

Offers over £350,000

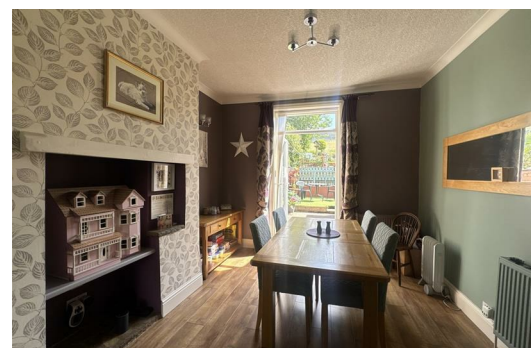
Deceptively spacious and beautifully presented, this two-bedroom mid terrace property offers far more than meets the eye, boasting additional office space, a loft room, and stunning far-reaching. Perfectly positioned in the ever-popular village of Greenfield, the home is surrounded by open countryside, with picturesque walks and outdoor activities on the doorstep, including the scenic Dovestone Reservoir. The property also enjoys a convenient location just a short stroll from local shops, cafes, and excellent transport links.

Internally, the accommodation is arranged over three floors. The ground floor features an entrance hall, a spacious lounge with an inglenook fireplace housing a gas fire, which flows seamlessly into a bright dining room with French doors opening onto the rear garden. The kitchen is fitted with a range of units, and there is the added convenience of a ground floor cloakroom.

To the first floor are two well-proportioned double bedrooms, including a master with an en-suite shower room, a separate office ideal for home working or use as a nursery, and a four-piece family bathroom with shower and separate bath. A staircase leads to the loft room on the second floor, providing additional flexible space.

Outside, the property features a forecourt garden to the front and a private enclosed paved garden to the rear, perfect for outdoor dining and relaxing. A gate leads to an additional raised lawned garden area, offering further space to enjoy the peaceful setting. The property also benefits from solar panels, helping to reduce energy bills and improve efficiency.

This superb home combines generous living space with a desirable location, offering easy access to countryside and everyday amenities, making it ideal for a range of buyers seeking a comfortable and well-located home in the heart of Saddleworth.



GROUND FLOOR

Hall

Door to front, stairs leading to first floor, doors leading to:

Lounge

13'6" x 11'10" (4.11m x 3.61m)

Double glazed window to front, feature inglenook fireplace with gas fire, radiator, open plan to:

Dining Room

13'7" x 11'10" (4.13m x 3.61m)

Two radiators, feature inglenook fireplace, double glazed French doors leading out to rear garden, door leading to:

Kitchen

22'1" x 8'8" (6.74m x 2.63m)

Fitted with a matching range of base and eye level units with worktop space over, inset sink with mixer tap, tiled splashbacks, plumbing for washing machine, space for fridge/freezer, space for range cooker, double glazed window to side, radiator, door to side leading out to rear garden, door leading to:

Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, double glazed window to rear,

FIRST FLOOR

Landing

Stairs leading to second floor, doors leading to:

Bedroom 1

13'9" x 11'6" (4.19m x 3.51m)

Double glazed window to rear, radiator, door leading to:

En-suite

Three piece suite comprising wash hand basin, tiled shower enclosure and low-level WC, tiled walls.

Bedroom 2

13'4" x 11'9" (4.06m x 3.58m)

Double glazed window to front, radiator.

Office

5'11" x 5'6" (1.80m x 1.67m)

Double glazed window to front, radiator.

Bathroom

10'5" x 8'8" (3.17m x 2.63m)

Four piece suite comprising panelled bath, wash hand basin, tiled shower enclosure and low-level WC, part tiled walls, double glazed window to rear, radiator.

SECOND FLOOR

Loft Room

10'11" x 15'8" (3.33m x 4.77m)

Double glazed window to rear, double glazed velux window to front.

OUTSIDE

Forecourt garden to the front. Enclosed paved garden to the rear with gated access leading to further raised lawned garden area.

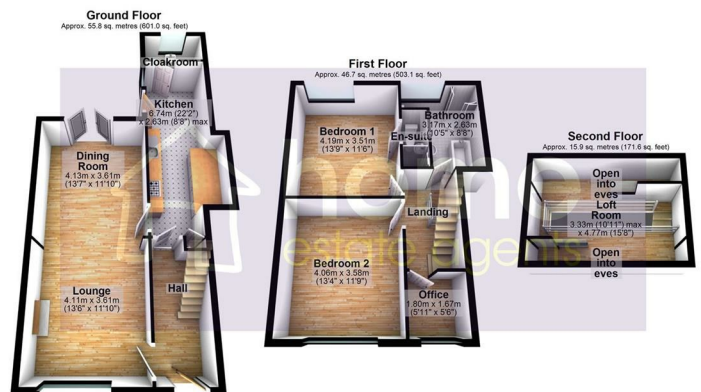
****Fitted with Solar Panels which are owned by the vendors****

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. 118.5 sq. metres (1275.8 sq. feet)

