



Saddleworth Road, Greetland, HX4 8NF

£375,000

E&H Edkins Holmes
ESTATE AGENTS

A spacious and modern, four bedroom, semi detached property situated in the ever popular area of Greetland. Having been extended and modernised by the current owners to create a home ideal for a young or growing family with a stylish living/dining kitchen, separate lounge, master bedroom with en-suite and a well proportioned integral garage. The house is located close to local schools, amenities and the M62 corridor.

The accommodation, in brief, comprises: Entrance hall, cloakroom, lounge, living dining kitchen and access to the cellar/utility room on the ground floor. To the first floor is the master bedroom with en-suite, three further bedrooms and the house bathroom. Externally is the driveway leading to the integral garage and lawn garden to the front. To the rear is an enclosed patio and lawn garden.



Entrance Hall

Traditional style radiator. Access to cellar. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Extractor fan.

Lounge 13'8" into bay x 12'3" (4.186 into bay x 3.742)

Pebble and log effect gas fire with remote control. Radiator. UPVC double glazed window to front elevation.

Second Reception Room 11'9" x 11'10" (3.605 x 3.613)

Feature fire place. Radiator. UPVC double glazed French doors to rear elevation.

Living / Dining Kitchen 8'0" x 16'11" + 14'5" x 12'6" (2.453 x 5.181 + 4.416 x 3.822)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl under counter sink. Boiling hot water tap. Granite work surfaces. Dual fuel Range (included). Integrated dishwasher. Cupboard. Radiator. Door to rear garden. UPVC double glazed windows to front, rear and side elevations.

Cellar / Utility Room 16'1" max x 6'1" (4.907 max x 1.87)

Wall and base units. Stainless steel sink. Plumbing for washing machine.

Plus Additional Cellar Room.

Landing

Stairs leading from entrance hall. Loft access.

Master Bedroom 15'7" max x 12'6" max (4.754 max x 3.815 max)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to rear elevation.

Bedroom Two 11'10" x 11'1" (3.609 x 3.389)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 11'0" x 9'3" to wardrobes (3.367 x 2.825 to wardrobes)

Fitted wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Four 7'8" x 7'0" (2.339 x 2.153)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. UPVC double glazed window to rear elevation.

Garage 24'1" x 12'1" (7.344 x 3.703)

Electric roller doors. Power. Light. Boiler.

Parking

Driveway parking for two to three cars.

Front Garden

Lawn garden.

Rear Garden

Enclosed patio and lawn garden.

Council Tax Band

D

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is

Disclaimer

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