





KIRKHAM
PROPERTY | LEGAL | FINANCIAL

Central Avenue

Greenfield, Saddleworth

£420,000

- Link Detached
- Four Bedrooms
- South Facing Garden With Views
- Driveway & Garage
- Spacious Living Accommodation
- Walking Distance To Train Station
- Cul De Sac Location
- Energy Rating D







Situated in a quiet cul de sac position with south facing gardens is this four bedroom link detached providing everything needed for modern family life. The property offers generous living accommodation, off road parking via a driveway and garage and further benefits from a summerhouse with a multitude of uses. The property is within walking distance of all Greenfield village amenities including the railway station, supermarket, parks and two excellent Ofsted rated primary school. A viewing on this well presented and spacious family home can be arranged 7 days a week on 01457 810076.

Internally comprising of: entrance vestibule, hallway, lounge, kitchen, dining room, conservatory, utility room, study, three bedrooms (one of which has an en-suite) and shower room to the ground floor. On the first floor is a further double bedroom along with a large family bathroom. The property is warmed with gas fired central heating and is glazed with uPVC and velux double glazing throughout.

Externally there is a block paved driveway and an integral garage with remote door. Gardens are located to the side and rear with a south facing far reaching aspect. This property also comes with a summer house in the garden which is currently being used as a gym, it has an electricity and water supply.

ENTRANCE VESTIBULE

Accessed via a secure composite entrance door with fitted carpeting and radiator.

HALL

With laminate flooring, two radiators, cloaks cupboard, stairs to the first floor, uPVC double glazed door leading to the garden.

KITCHEN

9' 10" x 14' 4" (3.01m x 4.39m Max) Fitted with a range of wall and base units, coordinating work tops, 1 1/4 sink and drainer, double oven & grill, electric hob, stainless steel extractor hood, breakfast bar, built in dishwasher, radiator, Karndean flooring, uPVC double glazed windows.

DINING ROOM
11' 5" x 11' 5" (3.49m x 3.48m) With laminate flooring, radiator, French doors leading to the conservatory, open plan to the lounge.

LOUNGE
11' 1" x 23' 7" (3.39m x 7.19m) With fitted carpeting, two radiators, two uPVC double glazed windows, Living Flame gas fire with stone fireplace.

CONSERVATORY
14' 1" x 21' 2" (4.31m x 6.46m) With laminate flooring, radiator, triple aspect uPVC double glazed windows, uPVC double glazed French doors leading to the garden.

BEDROOM
11' 9" x 10' 4" (3.59m x 3.17m) With fitted carpeting, radiator, uPVC double glazed window, fitted wardrobes.

SHOWER ROOM
Comprising low level wc, hand wash basin, double shower cubicle, fully tiled walls and floor, radiator, uPVC double glazed obscure window.

BEDROOM
9' 7" x 8' 1" (2.94m x 2.47m) With laminate flooring, radiator, uPVC double glazed window, fitted wardrobes and dresser.

STUDY
9' 11" x 7' 5" (3.04m x 2.27m) With laminate flooring.

BEDROOM
13' 8" x 13' 3" (4.19m x 4.06m) With fitted carpeting, radiator, Velux window, uPVC double glazed French doors to the garden, fitted wardrobes, exposed beams to apex ceiling.

ENSUITE
Comprising low level wc, hand wash basin, shower cubicle, fully tiled walls and floor, heated towel radiator, uPVC double glazed window.













UTILITY ROOM

5' 10" x 8' 9" (1.78m x 2.68m) With plumbing for washing machine, space for tumble dryer, Worcester-Bosch boiler, stainless steel sink and drainer, laminate flooring.

LANDING

With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

22' 6" x 11' 6" (6.88m x 3.53m) With fitted carpeting, two radiators, uPVC double glazed dual aspect windows, two rear facing Velux windows, eaves storage.

BATHROOM

15' 9" x 11' 10" (4.81m x 3.61m) Comprising low level wc, his and hers hand wash basins, double shower, bath with mixer shower attachment, fully tiled walls and floor, radiator, Velux window, uPVC double glazed obscure window, eaves storage.

EXTERNAL

To the side and rear of the property are private garden areas with a mix of lawn and astro turf. The gardens benefit from long hours of sunlight during the summer months due to being south facing and further benefit from far reaching views. A detached timber built summerhouse offers a multitude of uses and is explained further below. This property offers parking by means of a block paved driveway in addition to the integral garage which comes with the property.

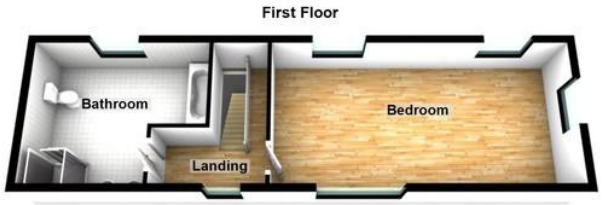
GARAGE

Access is via a remote up and over door, light & power supply. Access to the utility room and house.

SUMMER HOUSE

12' 7" x 17' 6" (3.86m x 5.35m) A detached timber built summer house with services supplied. Currently configured with a kitchenette to the main room, office/playroom and a shower room. Glazed with uPVC double glazed French doors and uPVC double glazed window. Currently used as a gym but with the potential for use as a home office, teenage retreat, additional storage etc.





ADDITIONAL INFORMATION

TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office
35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm
Saturday. 10am – 3 pm
uppermill@kirkham-property.co.uk
01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 8pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements. Fixtures and Fittings stated as included in the property are based on achieving the asking price.