



Oak Dene Close

Greenfield, Saddleworth

£389,000

- Semi Detached House
- Five Bedrooms (One En-Suite)
- Garage & Driveway Parking
- Modern Development
- Low Maintenance Garden
- End Of Cul-De-Sac Location
- Smart Heated & Smart Alarmed
- Energy Rating C



Located on a popular modern development in Greenfield is this four/five bedroom semi detached house on Oak Dene Close. The versatile living accommodation on offer allows the prospective buyer to use the house space in a variety of ways. The home is set over three levels and is at the end of a quiet Cul-De-Sac location with no passing traffic.

Finished to a modern standard throughout and upgrades to the home made by the current owners including smart heating controls, smart alarm system and full external CCTV.

Internally comprising briefly of: entrance hallway, kitchen, lounge, wc and utility cupboard to the ground floor. The first floor landing leads to four bedrooms (one of which En-Suite) and family bathroom, with a further bedroom on the second floor.

There is a single integral garage with driveway space in front for one car and further parking available on road. Garden areas to both the front and rear are low maintenance and capture a good amount of sunlight.

Fully double glazed and gas central heated via a combi boiler, the home is also fully insulated to keep running costs down. To book a viewing please call Kirkham Property 7 days a week.

ENTRANCE HALL

Accessed via secure composite entrance door and with radiator, laminate flooring, utility cupboard and access to garage.

KITCHEN

11' 7" x 8' 6" (3.54m x 2.61m) Fitted with a range of high gloss wall and base units, coordinating work surfaces, stainless steel sink and drainer, Range style oven and stainless steel extractor hood, space for American style Fridge/Freezer, integral dishwasher, breakfast bar, radiator, uPVC double glazed window, laminate flooring.

LOUNGE

15' 4" x 11' 5" (4.69m x 3.48m) With laminate flooring, radiator, uPVC double glazed window, uPVC double glazed French doors to garden.

WC

5' 0" x 2' 10" (1.54m x 0.88m) Comprising low level wc, hand wash basin, radiator.

LANDING

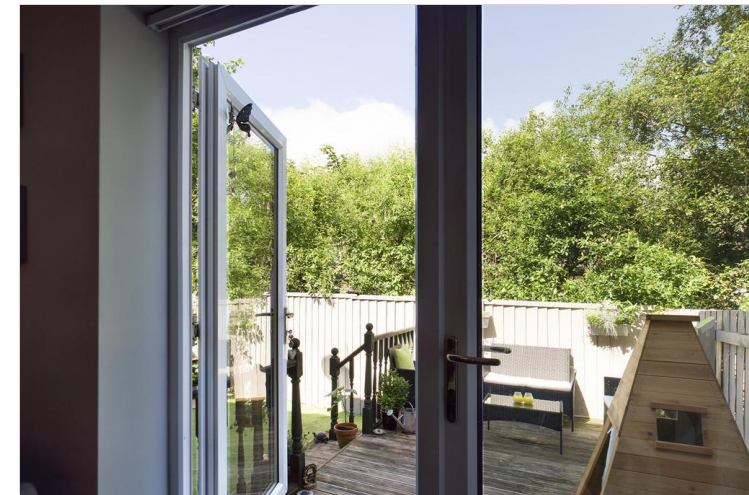
With fitted carpeting, radiator, further stairs to second floor landing.

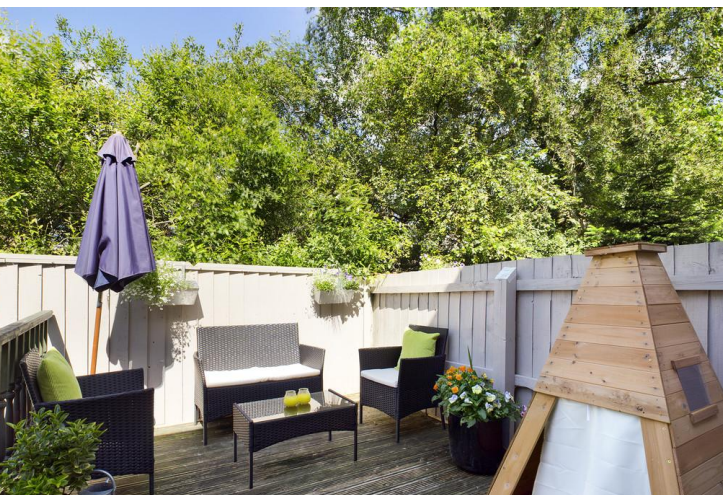
BEDROOM

18' 8" x 8' 6" (5.71m x 2.60m) With fitted carpeting, radiator, uPVC double glazed window with onward views of Greenfield Countryside, Velux roof window with blind.

BEDROOM

11' 6" x 10' 0" (3.52m x 3.06m Min) Fitted with carpeting and with radiator, two uPVC double glazed windows.





ENSUITE

5' 0" x 4' 11" (1.54m x 1.50m) Comprising wc, hand wash basin, enclosed shower cubicle, radiator, extractor fan.

BATHROOM

7' 7" x 4' 7" (2.33m x 1.42m) Featuring three piece suite of panelled bath with mixer shower attachment, low level wc, hand wash basin, tiled walls, radiator.



BEDROOM/STUDY

7' 7" x 7' 0" (2.33m x 2.15m) With fitted carpeting, radiator, uPVC double glazed window with onward views.

BEDROOM

8' 9" x 7' 5" (2.68m x 2.27m) With fitted carpeting, radiator, uPVC double glazed window with onward views.

LANDING

Fitted carpeting, Velux roof window.

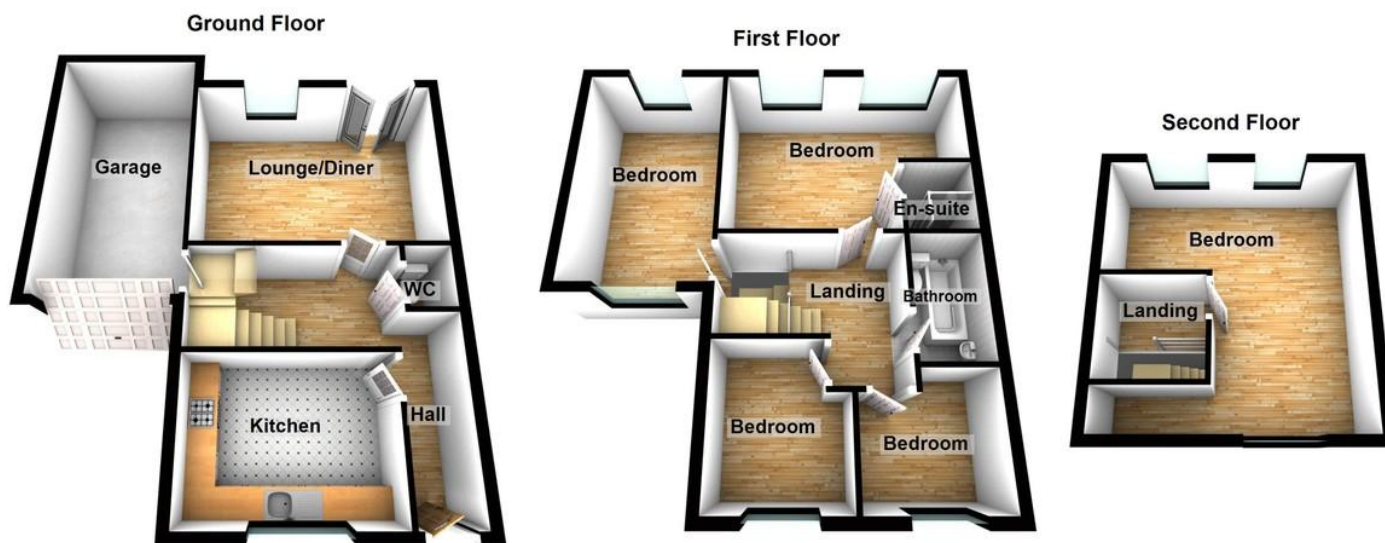


BEDROOM

17' 8" x 15' 4" (5.40m x 4.68m Max) With three Velux roof windows and blinds, fitted carpeting, radiator, eaves storage cupboard.

GARAGE

18' 7" x 8' 9" (5.67m x 2.69m) Accessed via a remote up and over door, the garage features power, lighting and combi boiler.



EXTERNALLY

To the front is a low maintenance front forecourt area enclosed with stone boundary wall. The rear garden is accessed via the lounge and is a mixture of decking and Astroturf area, enclosed with boundary fencing. Access to the rear garden can also be made by a side gate. Parking is available with a driveway space in front of the single integral garage.

ADDITIONAL INFORMATION

SECURITY: Smart ADT alarm fitted along with full CCTV.

HEATING: Smart heating controlled via your smartphone.

TENURE: Leasehold, 999 years from new, £180 per annum - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm