

MARSH & MARSH PROPERTIES

57 Saffron Drive, Moorside, Oldham OL4 2PS

£200,000



****ATTENTION TO ALL FIRST TIME BUYER'S, YOUNG/GROWING FAMILIES OR ANYONE DOWNSIZING**** Set in an elevated position with far reaching views across Manchester City and beyond, is this pleasant and well-presented three bedroom semi-detached property. This wonderful family home is conveniently close to all local amenities which include schools, transport links and access to the motorway network. An early internal inspection is strongly advised. In brief comprises of; Entrance porch, entrance hall, lounge, dining room and kitchen are all to the ground floor. Three bedrooms and the house bathroom are all to the first floor along with access to a boarded out loft space. Externally there are gardens to the front and rear, a driveway for three vehicles and the garage has been excellently converted into a Man Shed.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

ENTRANCE PORCH

UPVC construction with a tiled floor.

ENTRANCE HALL

Accessed via a UPVC double glazed door with laminate flooring which runs right through the ground floor and glass panelled door looks into the lounge.

LIVING ROOM 4.0 x 4.0m (13'3 x 12'11)



Laminate flooring, useful under the stair storage, radiator and a UPVC window that boasts the excellent far reaching views over Manchester and beyond.

DINING ROOM 2.5 x 2.9m (8'2 x 9'6)



Laminate flooring, radiator and UPVC French doors take you out to the rear garden.



KITCHEN 2.5 x 2.9m (8'2 x 9'6)



A wide range of modern wall and base units provide ample storage space. The one and a half bowl stainless steel sink is complimented by a chrome mixer tap and stylish brick bond splash back tiles. Integrated appliances include a dishwasher, washing machine, fridge, and a freezer along with a built-in electric oven and a five ring gas hob boasts a stainless steel and glass cooker hood. To complete this room are the ceiling spotlights, laminate flooring and a UPVC window.

LANDING



The stairs lead up from the entrance hall and a storage cupboard houses the Worcester Bosch boiler. UPVC window and loft access via a pull down ladder.

BEDROOM ONE 3.1 x 3.7m (10'2 x 11'11)



A double room with a radiator and a UPVC window.

BEDROOM TWO 3.1 x 3.2m (10'2 x 10'5)

A double room with a radiator and a UPVC window with the stunning views of the city of Manchester.



BEDROOM THREE 2.5 x 2.3m (8'0 x 7'8)



A single room which has been cleverly developed to have more space with a single bedframe built over the baulk head. Radiator and a UPVC window with views complete the room.

BATHROOM

Installed in 2021 is this modern white three piece suite which comprises of a bath with a power shower above that has a handheld and rainfall shower heads. A floating vanity sink unit is complimented with a chrome mixer tap and there is a low flush toilet. The walls and floor are tastefully tiled. Completing the room to a high spec is a designer towel radiator, UPVC clad ceiling with spotlights and a UPVC window.



LOFT

The loft space is accessed via a loft ladder on the landing and is boarded out to provide ample storage space.

EXTERNAL



To the front of the property is a lawn garden and a seating area to take in the far reaching views. A driveway for up to three vehicles leads to the converted garage at the rear. The rear garden is a tiered garden with combining a paved patio area, lawn garden, an elevated decking area which catches the sun all day and evening.

MAN SHED 2.4 x 3.3m (7'10 x 10'9)



Converted from part of the garage is this excellent space which is currently designed for a man shed but could of course have many uses including an excellent office space if needed. Being fully insulated and with a wall mounted electric heater, you will not get cold in the winter months. There is both power and lights, a UPVC window and a UPVC door.

STORAGE GARAGE 2.4 x 1.8m (7'10 x 5'8)

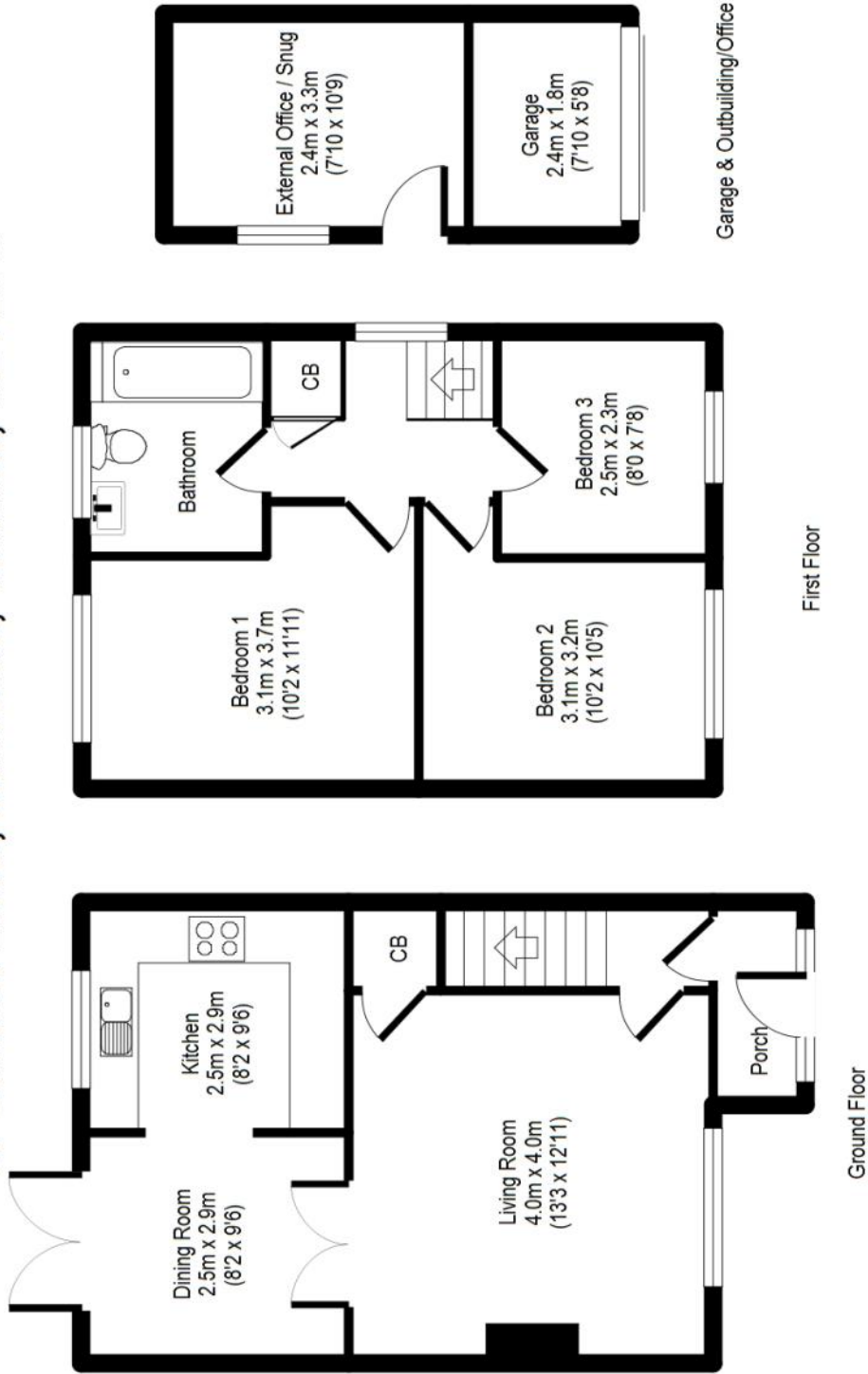
Forming the front part of the garage, with an up and over door is this storage space for all your garden tools etc. Power and light.

Whilst every endeavour is made to ensure the

accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.



57 Saffron Drive, Moorside, Oldham, OL4 2PS



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

All images and dimensions are not intended to form part any contract or warranty.

(c) Marsh and Marsh Properties