

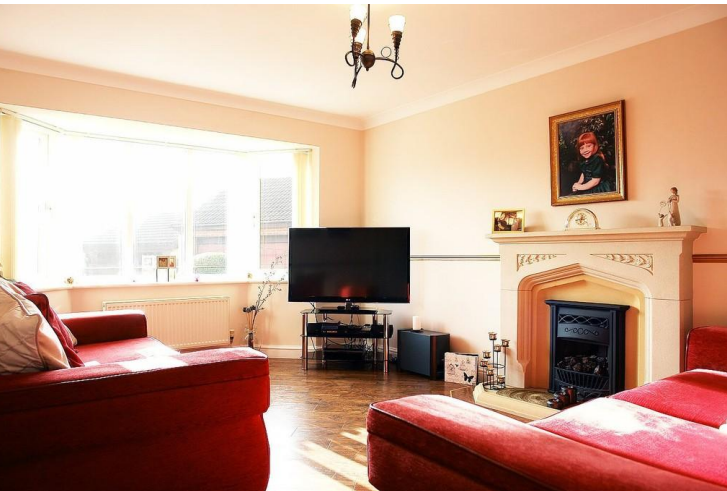


15 Greencroft Meadow

Royton, Oldham

NO CHAIN £347,500

- Executive 4 Bedroom Detached
- Beautiful Farmland Views
- Gardens to Front & Rear
- Master with En Suite
- Attached Double Garage
- Open plan Kitchen through Conservatory
- Viewing Highly Recommended
- EPC Rating - C/D



Offered for sale is this large, beautifully presented, four bedroom detached family home nestled close to the head of the cul-de-sac on Greencroft Meadow, just off Shaw Road and therefore being close to local schools, useful amenities and transport links. The property has been fitted to a very high standard and has accommodation comprising: porch, entrance hall, WC, lounge, dining room, high spec kitchen and conservatory at ground level with four bedrooms, the master having an en suite, and bathroom at first floor level. There is gas central heating, double glazing and externally there is a two car driveway leading to the attached double garage whilst to the rear there is a garden offering beautiful views over open farmland and with a large decked area, slate area with mature shrubs and surrounding hedges and fencing. Viewing is highly recommended.

PORCH

With uPVC entrance door and fitted carpeting.

GROUND FLOOR WC

With floating sink with mixer taps, inset WC, radiator, Karndean flooring.

HALL

With stairs to the first floor, wine rack, radiator, Karndean flooring.

LOUNGE

17' 3" x 11' 6" (5.26m x 3.51m) With gas fire in stone surround, radiator, Karndean flooring, double glazed bay window with blinds.

DINING ROOM

11' 6" x 9' 7" (3.51m x 2.92m) With French doors with blinds, radiator, Karndean flooring.

KITCHEN

14' 6" x 11' 7" (4.42m x 3.53m) With Quartz Silestone

work tops, latte base units, Siemens induction hob, extractor, oven, combo oven and plate warmer, ornate glass wall units with lighting, wine chiller, built in glass cabinet, integral Siemens dishwasher, space for American style fridge freezer, Quartz breakfast bar, inset sink unit with mixer taps and boiling water tap, spotlighting, under floor lighting, radiator, Karndean flooring, double glazed window with blinds.

CONSERVATORY

24' 2" x 11' 1" (7.37m x 3.38m) Open plan to the kitchen with part Karndean part laminate flooring, French doors to the rear, uPVC sills, fan, gas wall mounted heaters.

LANDING

With fitted carpeting and access to the loft with light and power, airing cupboard ample space for storage.

BEDROOM ONE

14' 7" x 13' 0" (4.44m x 3.96m) With fitted bedroom furniture, fitted carpeting, spotlighting, radiator, double glazed window.

EN SUITE

En suite in wet room style with walk in shower, designer sink unit with mixer taps, ornate ceiling spotlights, tiled walls and floor, heated floor, double glazed window with blind.

BEDROOM TWO

11' 8" x 8' 9" (3.56m x 2.67m) With fitted H plan desk, cupboards and drawers, fitted carpeting, radiator, double glazed window with blinds and superb views.

BEDROOM THREE

8' 7" x 8' 6" (2.62m x 2.59m) With triple wardrobes, radiator, double glazed window with views.

BEDROOM FOUR

8' 6" x 8' 6" (2.59m x 2.59m) With fitted carpeting, radiator, double glazed window with views.

BATHROOM

With three piece suite including shower above the bath, inset sink unit with mixer taps, inset WC, tiled floor with under floor heating, chrome radiator, ornate LED spotlights, extractor, double glazed window with blinds.

DOUBLE GARAGE

16' 4" x 16' 5" (4.98m x 5m) With double twin up and over doors with light and power, wall and base units, roll top work surfaces, stainless steel sink unit, plumbing for a washer/dryer, boiler, double glazed window.

EXTERNALLY

There is a two car driveway leading to the attached double garage whilst to the rear there is a garden offering beautiful views over open farmland and with a large decked area,

slate area with mature shrubs and surrounding hedges and fencing.

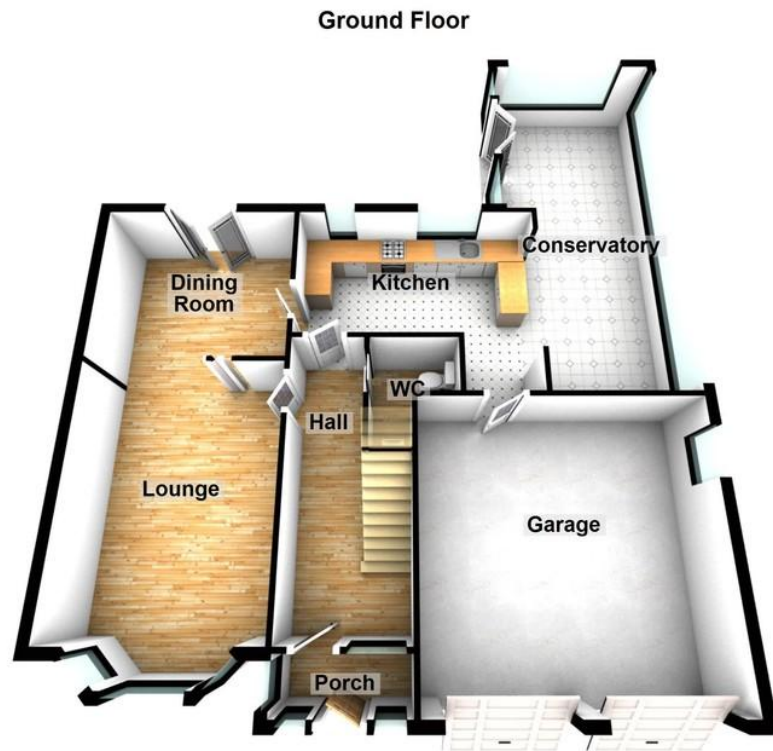
ADDITIONAL INFORMATION

TENURE: Leasehold, solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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 0161 626 9789

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 and 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