



3 Marlands

Diggle, Saddleworth

£650,000

- Executive Detached Property
- Small Cul De Sac Location
- Village & Countryside Views
- Four Bedrooms (en-suite to master)
- Two Reception Rooms + Kitchen Diner
- Double Garage & Driveway
- Walking Distance To Primary & High Schools
- Energy Rating C



Positioned on a select cul de sac with a small number of similar properties is this stone built executive detached home with stunning views over Diggle village and both Saddleworth and Peak District countryside. The property offers spacious split level accommodation suited to modern family living which is close enough for local amenities yet has a semi rural feel with countryside almost on the doorstep.

The fully landscaped gardens surround the property providing a mix of lawn, patio and seating areas to take in the wonderful views and also retain some privacy when required. There are also a range of flower beds, shrubs and laurels



around the garden and the all important garden shed too. Off road parking is provided by a double driveway which leads to a double garage with remote electric door with access to the house.

Diggle day nursery, Primary School and the new Saddleworth High School are within minutes of the house on foot along with amenities such as the post office, chippy, cafes and public houses in the village. Greenfield railway station with direct links to Manchester, Huddersfield and Leeds is around a five to ten minute drive and the North West motorway network a little further afield.



Planning permission was granted in 2015 for 1, Front porch 2, Part single storey and part two storey extension to the side. Although the planning has now lapsed the application can be found under reference HH/336599/15 on the Oldham planning portal and plans can be viewed at the house for any interested parties.

Contact Kirkham Property to arrange your viewing 7 days a week.

## HALLWAY

Accessed via a hardwood entrance door with fitted carpet and radiator.

## LOUNGE

17' 8" x 18' 7" (5.40m x 5.68m) With bespoke fitted entertainment unit and drawers, two radiators, fitted carpet, hardwood double glazed dual aspect windows.

## SITTING ROOM

17' 6" x 11' 7" (5.34m x 3.55m) Offering a multitude of uses with laminate flooring, bespoke fitted entertainment unit, two radiators, hardwood double glazed dual aspect windows.

## LOWER GROUND FLOOR

### KITCHEN/DINER

17' 6" x 13' 3" (5.34m x 4.05m) With bi folding doors leading to the garden and additional hardwood double glazed window, ample space for a dining table, fitted wall and base level units providing all modern touches, granite worktops, smeg range oven, integral microwave, double sink including chef's tap, American style fridge/freezer, integral dishwasher, tiled flooring, vertical radiator, underfloor heating, airing cupboard.

## WC

Comprising a low level wc with hidden cistern, wash hand basin with vanity storage, fully tiled walls and floor, illuminated mirror, heated towel rail.

## FIRST FLOOR

### HALF LANDING

With fitted carpet and radiator.

### BEDROOM

9' 3" x 11' 9" max (2.84m x 3.59m max) With laminate flooring, bespoke fitted wardrobes and drawers, radiator, hardwood double glazed window, two velux windows including blackout blinds.





#### MAIN BATHROOM

5' 7" x 8' 2" (1.71m x 2.51m) Comprising a low level wc with hidden cistern, bath, separate shower cubicle, wash hand basin with vanity storage including shaver/toothbrush point, illuminated and heated mirror, heated towel rail, fully tiled walls and flooring, two velux windows.

#### HALF LANDING

With fitted carpeting, radiator, large Velux window.



#### BEDROOM

11' 8" x 13' 6" (3.56m x 4.14m) With laminate flooring, radiator, bespoke fitted drawers and cupboard, hardwood double glazed window, Velux window including blackout blinds.

#### LANDING

With fitted carpet.

#### BEDROOM

8' 9" x 6' 5" (2.67m x 1.98m) Currently being used as a home office with built in office furniture including desk, drawers, cupboards and shelving. Laminate flooring, radiator, velux window.



#### MASTER BEDROOM

18' 6" x 17' 6" max (5.66m x 5.35m max) With fitted carpet, bespoke fitted wardrobes and drawers, hardwood double glazed window, two velux windows with blackout blinds.

#### ENSUITE

7' 4" x 6' 3" (2.24m x 1.93m) Comprising a low level wc with hidden cistern, shower cubicle, wash hand basin with vanity storage including shaver/toothbrush point, illuminated and heated mirror, heated towel rail, fully tiled walls and flooring, two velux windows.



#### GARDENS

The fully landscaped gardens surround the property providing a mix of lawn, patio and seating areas to take in the wonderful views and also retain some privacy when required. There are also a range of flower beds, shrubs and laurels around the garden and the all important garden shed too.

#### DOUBLE GARAGE & DRIVEWAY

18' 6" x 18' 7" (5.66m x 5.67m) The double garage has a remote electric up and over door, light, power, built in storage racks, a double glazed window and a door leading into the house. The driveway provides additional parking for two vehicles comfortably.

#### ADDITIONAL INFO

**TENURE:** Leasehold - £100 per annum ground rent - 999 year lease from new - Solicitor to confirm details.

**COUNCIL BAND:** F

**VIEWING ARRANGEMENTS:** Strictly by appointment with the agents.

#### Uppermill Office

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