

HUNTERS[®]

HERE TO GET *you* THERE



Harrop Green

Oldham, OL35LW

£1,195,000



Hunters are delighted to present this unique Three bedroom, two bathroom property is situated in the greenbelt on the edge of the Harrop Green conservation area. Within walking distance of the village amenities including the local primary school and secondary school.

This property is set within approximately 4 1/4 Acres of land including manicured gardens with water features and panoramic views of the surrounding countryside. In brief the property comprises an entrance hallway with stairs to first floor, dining room, sun room, main lounge, sitting room, kitchen/diner and utility. To the first floor there are three good sized the master bedroom being en-suite and a family bathroom. The property has full gas central heating with radiators throughout along with double glazed windows.

Externally the property boasts Approx 4 1/4 Acres of extensive mature gardens, vegetable patches, water fountains, paved seating areas, field with potential for stables within the gardens, also ample off road parking.

Uppermill's renowned village centre is easily accessible where most day to day needs are catered for. The commuter is well serviced by Greenfield's train station providing access to both Manchester and Leeds city centres.



Dining Room 18'0" x 17'0" (5.49 x 5.18)
This central room is the heart of the home featuring stunning beams, double doors leading to Sun Room, doors to kitchen and to lounge with stairs leading to first floor.

Lounge 14'7" x 18'1" (4.45 x 5.52)
Feature gas fireplace with stone hearth, exposed beams, duel aspect windows overlooking the fabulous views of the valley.

Sun Room 7'6" x 12'2" (2.29 x 3.72)
Doors to Gardens, windows, tiled flooring, radiator and lighting.

Study 12'1" x 17'1" (3.69 x 5.21)
Full length sliding patio doors to garden, fireplace, dual pendant lighting and wall lights.

Kitchen 11'7" x 13'6" (3.54 x 4.11)
Fitted with a range of modern wall and base units, Quartz worktop and breakfast bar, part tiled with beautiful Victorian style tiles, Rangemaster cooker and extractor fan over, space for microwave, dishwasher and under counter fridge, door leading to utility.

Utility 7'6" x 8'6" (2.29 x 2.59)
fitted with wall and base units for storage, space for washing machine, door to outside.

Bathroom 0'0" x 0'0" (0 x 0)
Fully tiled with 3 piece white bathroom suite with handheld shower attachment over bath, vanity unit under sink.

Bedroom One 11'0" x 14'1" (3.35 x 4.3)
Feature beams, fitted wardrobes, dual windows and door leading to en-suite.

En-Suite 0'0" x 0'0" (0 x 0)
Fully tiled with LLWC, wash basin with vanity under, shower cubicle with mains shower, heated towel rail.

Bedroom Two 13'1" x 17'0" (3.99 x 5.18)
Double bedroom, fitted wardrobe, Vanity unit with wash basin, window.

Bedroom 11'5" x 14'8" (3.47 x 4.48)
Double bedroom with dual aspect windows.

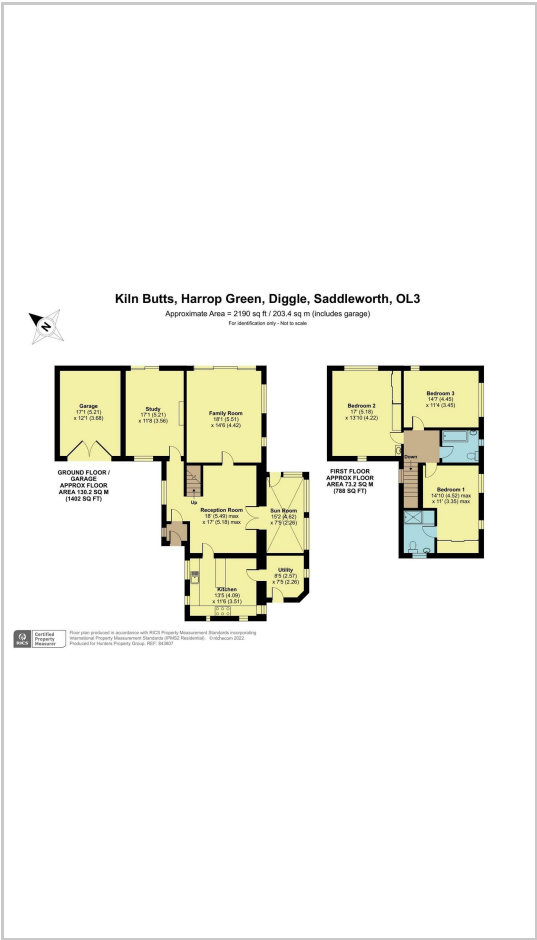
Garage 12'1" x 17'1" (3.69 x 5.21)
Previously used as a cattery, with sink and electric, window to rear.

Outdoor Space 0'0" x 0'0" (0 x 0)
Externally the property boasts extensive manicured gardens with a mixture of vegetable patches, mature flowerbeds and patioed seating areas.
Feature water fountain and pond ideal for relaxing and taking in the magnificent views.
Driveway for multiple vehicles and with the addition of a field that is ideal for multiple use of livestock

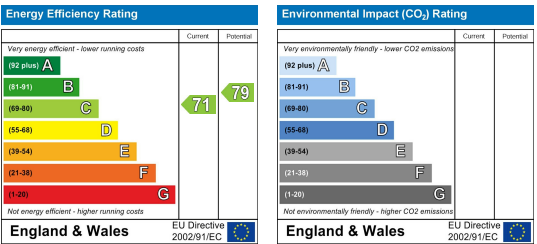
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.