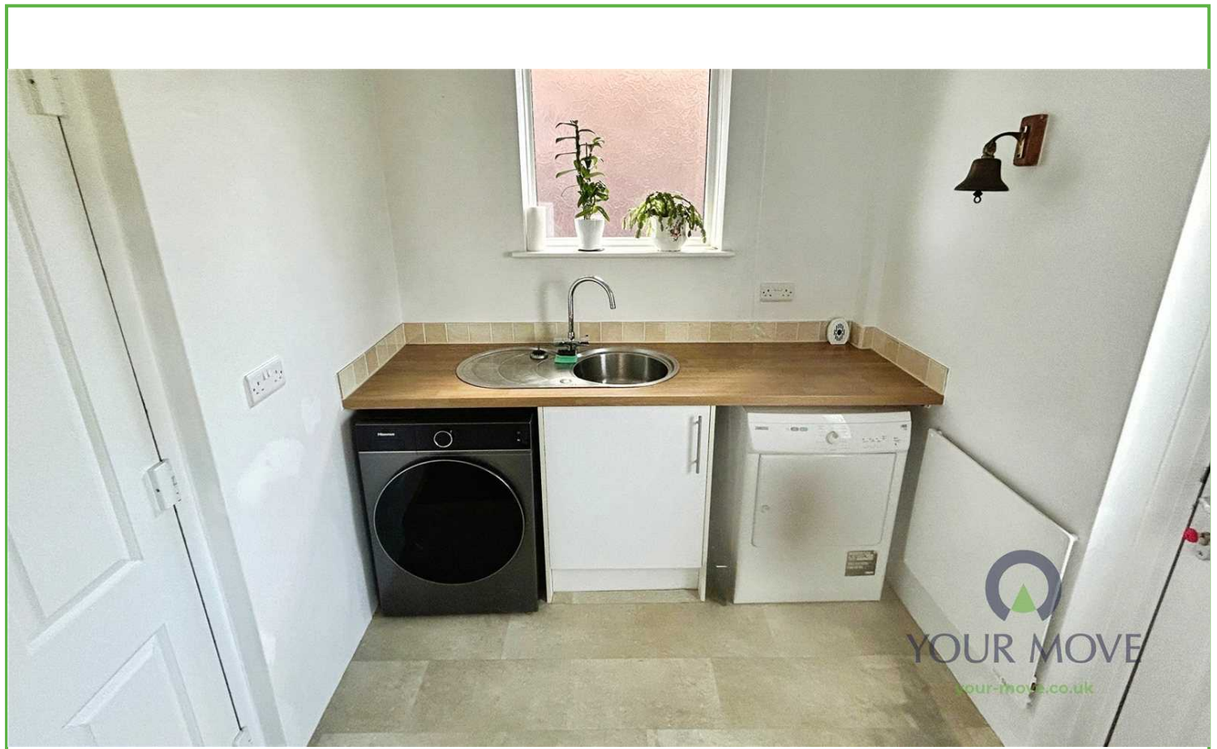




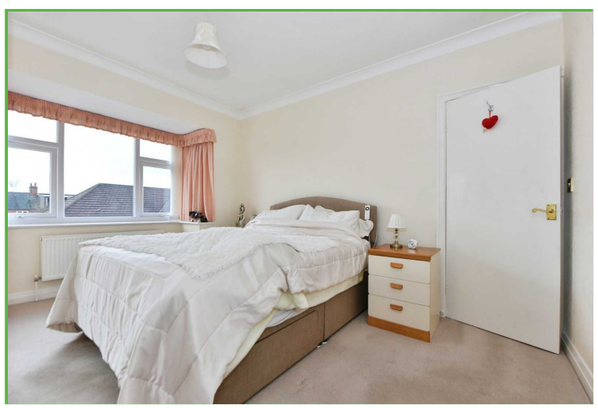












Beech Hill Road, Grasscroft,
Oldham, Greater Manchester, OL4

Offers Over: £500,000

Tenure: Leasehold

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your-move.co.uk

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Offers Over: £500,000 Tenure: Leasehold

Council Tax Band: E
EPC Rating: D
Local Authority: Oldham Council

Other important information which you will need to know about this property can be found at your-move.co.uk

Introducing a beautifully presented three-bedroom detached bungalow offering generous living space, a substantial plot and a standard of presentation that makes it ideal as a featured, higher-end property. This home combines elegance, practicality and future potential in one of the area's most desirable residential settings.

From the moment you arrive, the property impresses with its well-kept front garden, private driveway and garage, creating a welcoming sense of privacy.

Entrance Porch
A welcoming and practical space ideal for storing coats, shoes and everyday essentials before entering the main living areas. It provides a neat and organised introduction to the home.

Lounge
16'4" x 12'1" (4.98m x 3.68m)
Positioned at the front of the home, the lounge is a beautifully proportioned and elegant space filled with natural light. Large windows create a bright and inviting atmosphere, while the room's generous size easily accommodates premium furnishings and sophisticated décor. This is a versatile room suited to both relaxed family evenings and more formal entertaining, offering comfort and refinement in equal measure.

Kitchen
18'5" x 10' (5.61m x 3.05m)
Situated at the rear with a pleasant outlook across the garden, the kitchen/diner is a standout area that combines practicality with style. It provides a spacious setting for dining,cooking and socialising, with ample room for a family dining table and plenty of workspace. The connection to the garden enhances its appeal further, making it perfect for indoor-outdoor living, summer gatherings and day-to-day family use.

Bedroom 1
12'2" x 10'5" (3.7m x 3.18m)
The main bedroom offers a superb sense of space and tranquillity. Its generous layout allows for large bedroom furniture without compromising comfort, creating a peaceful retreat ideal for unwinding at the end of the day. The atmosphere here is serene and inviting, complementing the premium feel of the entire property.

Bedroom 2
10'5" x 10'3" (3.18m x 3.12m)
Another impressive double, the second bedroom provides flexibility and luxury in equal measure. Perfect as a guest suite or a spacious room for family members, it easily accommodates wardrobes, seating or additional furnishings. Its size and natural brightness make it a particularly appealing feature of the home.

Bedroom 3
8'10" x 8'2" (2.7m x 2.5m)
Comfortable and versatile, the third bedroom serves wonderfully as a single bedroom, home office, nursery or dressing room. Its flexibility makes it an essential part of the property's layout, ensuring it adapts perfectly to modern living needs without compromising on comfort or style.

Bathroom
8'2" x 6'6" (2.5m x 1.98m)
The bathroom is a well-finished and practical space featuring a modern walk-in shower, offering comfort and convenience without the need for immediate upgrades. Its clean, contemporary feel ensures it serves the household beautifully while maintaining a high standard of presentation. The layout offers both function and elegance, making it a pleasant and well-appointed room within the home.

Garage
18'5" x 9'1" (5.61m x 2.77m)
Adding both practicality and versatility, the garage offers secure parking as well as ample storage for outdoor equipment, tools or seasonal items. It can also be utilised as a workshop or hobby space, making it a valuable asset that supports an elevated lifestyle.

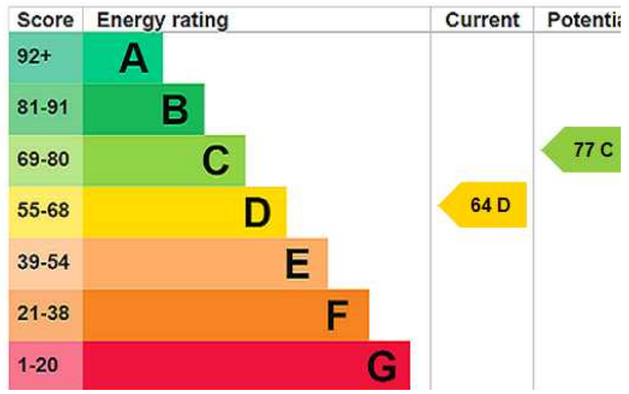
Utility Room
6'11" x 6'11" (2.1m x 2.1m)
A dedicated utility space adds another layer of convenience to the property, offering room for laundry appliances, storage and household essentials. This area helps maintain the home's tidy, streamlined feel by keeping everyday tasks separate from the main living and entertaining spaces.

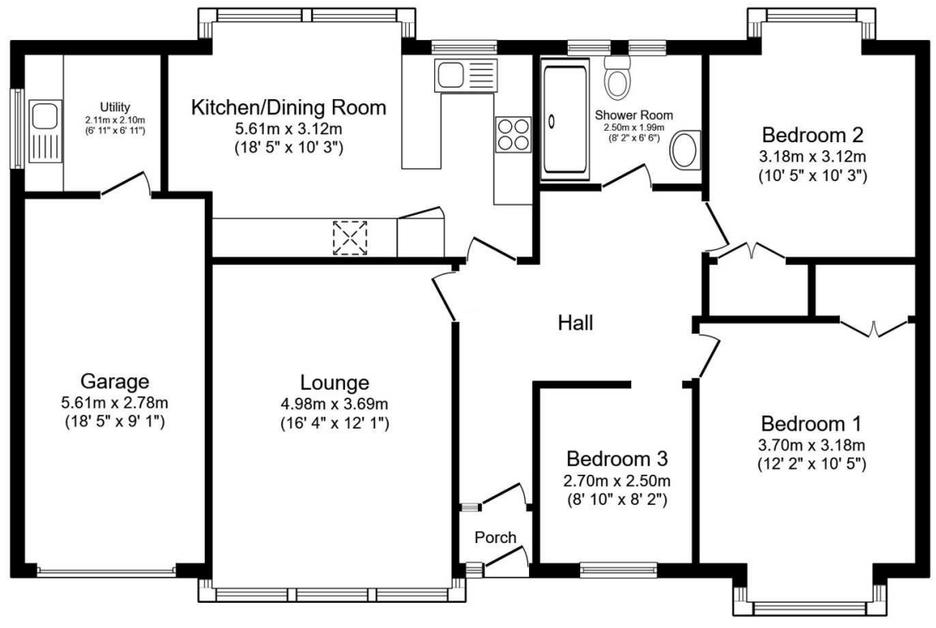
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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.





Total floor area 111.8 sq.m. (1,204 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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