



Lower Wellgate, Rochdale Road, Greetland, HX4 8HF
Offers Over £275,000

E&H Holmes
ESTATE AGENTS

Tucked away from the main road on Lower Wellgate, Greetland, this unique semi-detached house offers a delightful blend of modern living and flexible accommodation. With four bedrooms, this property is perfect for families or those seeking extra space.

The current owners have thoughtfully modernised the home, ensuring it meets the needs of contemporary life while retaining its character. The two reception rooms provide ample space for relaxation and entertaining, making it easy to host gatherings with family and friends.

One of the standout features of this property is the spacious lawn garden, which offers a serene outdoor space for children to play or for adults to unwind. The lower ground floor boasts a versatile room that can serve multiple purposes, whether as a home office, playroom, or additional living area. This level also includes a utility room and a cloakroom, adding to the practicality of the home.

With its appealing design and convenient location, this four-bedroom house is a rare find in Greetland. It presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a modernised home. Don't miss the chance to make this property your own.



Lower Ground Floor:

Utility Room 12'7" x 12'8" (3.852 x 3.861)

Plumbing for washing machine. Boiler. Radiator. UPVC door. UPVC double glazed window to rear elevation.

Cloakroom

Wash hand basin. Low flush W.C.

Gym / Cinema / Study 10'1" x 12'10" (3.086 x 3.928)

Radiator.

Ground Floor:

Lounge 13'2" x 12'10" (4.022 x 3.912)

Radiator. UPVC double glazed French doors. UPVC double glazed window to rear elevation.

Dining Kitchen 10'7" x 12'8" (3.232 x 3.861)

Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Integrated dishwasher. Integrated fridge. Radiator. Composite door to front elevation. UPVC double glazed windows to front and side elevations.

First Floor:

Landing

Stairs leading from kitchen. Stairs leading to second floor.

Bedroom One 10'9" x 12'10" (3.289 x 3.917)

Built in wardrobes. Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 10'6" to robes x 5'1" (3.212 to robes x 1.562)

Built in wardrobes. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Chrome towel radiator. UPVC double glazed window to front elevation.

Second Floor:

Bedroom Two 10'9" x 12'0" (3.278 x 3.670)

Built in wardrobes. Under eaves storage. Radiator. Velux.

Bedroom Three 10'5" x 9'3" (3.176 x 2.830)

Radiator. UPVC double glazed window to rear elevation.

Rear Garden

Enclosed lawn garden.

Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
bills.class.rally

Council Tax Band

B

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