

# HUNTERS®

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## Higher Lydgate Park

Grasscroft, Oldham, OL4 4EF

Price £1,100,000



- Exclusive gated development
- 3 modern bathrooms
- Tiffany double vanity unit
- Countax C60 ride-on mower
- Close to local villages

- 6 spacious bedrooms
- 2 reception rooms
- Premium gym flooring mats
- Detached house in Saddleworth
- Viewing highly recommended

Tel: 0161 669 4833

# Higher Lydgate Park

Grasscroft, Oldham, OL4 4EF

Price £1,100,000



Nestled within the exclusive gated development of Higher Lydgate Park in Grasscroft, Oldham, this remarkable detached house offers a perfect blend of luxury and comfort. With six spacious bedrooms and three well-appointed bathrooms, including a **\*\*versatile ground floor bedroom with an ensuite bathroom\*\***, this property is ideal for families seeking both space and style. The ground floor bedroom is currently utilised as a **\*\*home gym\*\***, offering flexibility to suit a variety of lifestyle needs such as guest accommodation or multigenerational living.

The two reception rooms provide ample opportunity for relaxation and entertaining, making the home both welcoming and adaptable.

The location is particularly appealing, set within the highly sought-after area of Saddleworth, offering easy access to local transport links including the M60 motorway, charming local villages and the stunning surrounding countryside. This tranquil setting enhances everyday living while maintaining a strong sense of community.

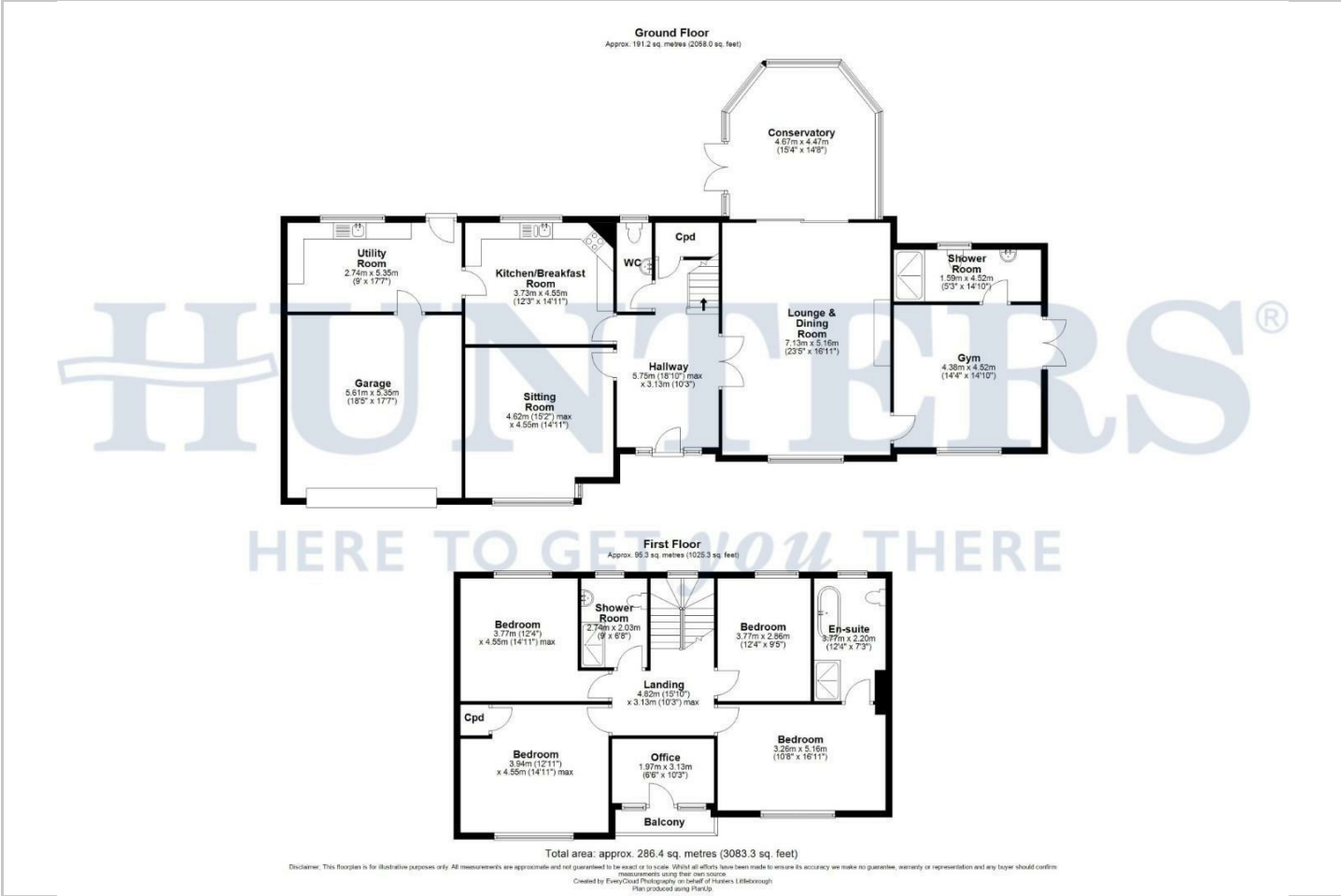
Amongst the many features of this property, the **\*\*home gym\*\*** stands out, complete with premium 20mm Sprung gym flooring mats, creating an ideal environment for fitness enthusiasts. The newly fitted ensuite bathroom boasts a luxurious Tiffany double vanity unit by Lusso, adding a touch of elegance to dally routines.

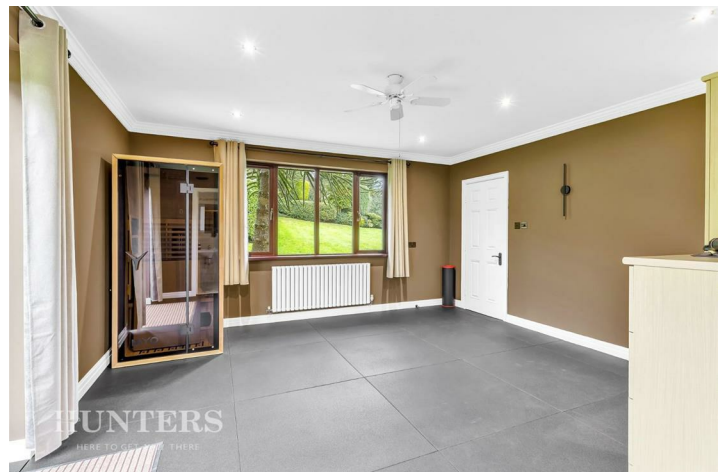
For added practicality, the garage includes a Countax C60 ride-on tractor mower, fully serviced and ready for use, making lawn maintenance effortless.

This exceptional home in Higher Lydgate Park is a rare opportunity, combining modern amenities with a picturesque setting. Early viewing is highly recommended to appreciate the space, flexibility, and quality this impressive property has to offer.

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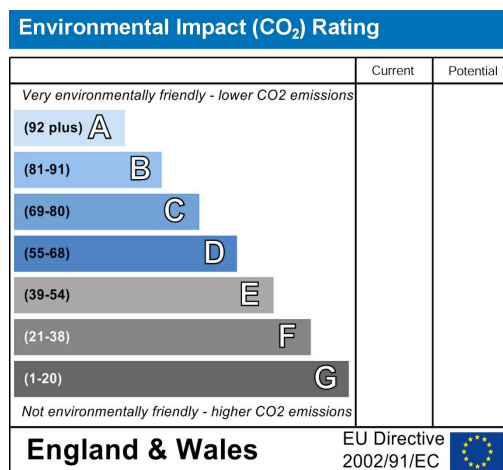
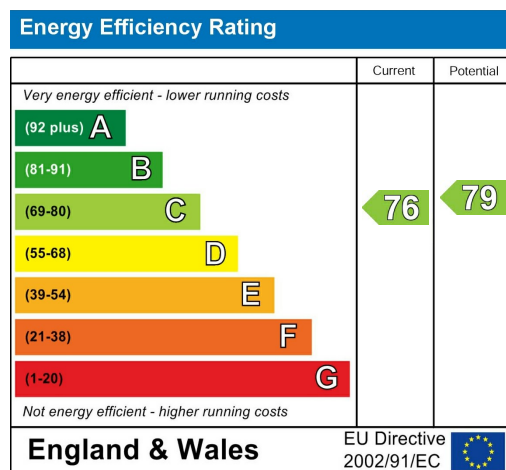
Floorplan







## Energy Efficiency Graph



## Viewing

Please contact our Hunters Oldham Office on 0161 669 4833 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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