



OAKRIDGE

R E D L A N E



OAKRIDGE

RED LANE

**WITH ITS CHARACTERFUL INTERIOR,
AND SECLUDED POSITION ALONG
RED LANE, THIS DOUBLE FRONTED
PERIOD DETACHED IS A HOME NOT
TO BE MISSED.**

SITUATED IN ITS OWN LITTLE HAVEN,
COCOONED FROM THE ROAD, THIS CHARMING
FAMILY HOME RESTS GENTLY ATOP A SPLENDID
VICTORIAN RED BRICK WALL ADORNED WITH A
DELIGHTFUL ROW OF HEDGES.

PARK ON THE DRIVEWAY WHERE THERE IS
PLENTY OF SPACE FOR THREE VEHICLES AHEAD
OF THE INTEGRAL GARAGE. BEFORE YOU MAKE
YOUR WAY TO THE ENTRANCE.





WELCOME HOME

STEP INTO THE ENTRANCE HALL, WHERE AN AURA OF ELEGANCE GREET'S YOU.

ON EITHER SIDE OF THE DOOR, GLAZED WINDOWS ALLOW NATURAL LIGHT TO FILTER INTO THE SPACE, CREATING A WARM AND WELCOMING ATMOSPHERE.

THE FLOOR IS ADORNED WITH A TIMBER LAMINATE FLOORING CONTRASTING WITH THE NEUTRAL HUE OF THE WALLS, PROVIDING A VERSATILE CANVAS.

A WHITE PANELLED STAIRCASE CONTRASTS AGAINST THE TIMBER HANDRAIL, WHICH ADDS A TOUCH OF PERIOD CHARM.

STORAGE IS AVAILABLE BENEATH THE STAIRCASE OFFERING A SMART SOLUTION TO KEEP YOUR BELONGINGS ORGANISED AND OUT OF SIGHT, MAINTAINING THE UNCLUTTERED ELEGANCE OF THE ENTRANCE.





LUSH LIVING

CONTINUING LEFT INTO THE LIVING ROOM FOR A WARM AND INVITING WELCOME HOME.

LIGHT FLOWS IN THROUGH THE LARGE WINDOW WHICH LOOKS OUT OVER THE LUSH GREEN FRONT GARDEN.

BENEATH FOOT, A SOFT GREY CARPET COMPLEMENTS THE NEUTRAL WALLS.

NESTLED UPON THE CHIMNEY BREAST IS A WALL MOUNTED TV POINT WITH RECESSED SHELF BELOW CREATING AN IDEAL FOCAL POINT TO CENTRE YOUR FURNITURE AROUND.









DELIGHTFUL DINING

JUST OPPOSITE, YOU'LL FIND A SECOND RECEPTION ROOM THAT SHARES THE SAME TASTEFUL DÉCOR AS THE LIVING ROOM. THIS WELL-APPOINTED SPACE IS THOUGHTFULLY DESIGNED TO ACCOMMODATE BOTH DINING AND RELAXATION, ALLOWING YOU TO SAVOUR MOMENTS WHILE GAZING OUT AT THE SCENIC FRONT GARDEN.





KITCHEN DELIGHTS

CONTINUE THROUGH INTO THE
KITCHEN / FAMILY ROOM.

TO ONE SIDE, WHITE WALL AND BASE
CABINETS ARE ARRANGED IN A HANDY
U-SHAPE TOPPED WITH A TIMBER
LAMINATE WORKTOP.

INTEGRATED WITHIN IS A FRIDGE-
FREEZER, DISHWASHER, STAINLESS
STEEL SINK AND MICROWAVE,
ALONGSIDE A FREESTANDING OVEN
WITH STAINLESS-STEEL EXTRACTOR
ABOVE.

THE GLOSSY LAMINATE TIMBER
FLOORING STANDS IN ELEGANT
CONTRAST TO THE PRISTINE WHITE
CABINETS AND THE SOFT, CREAMY-
TONED WALLS, CULMINATING IN A
HARMONIOUS VISUAL APPEAL THAT
CONTRIBUTES TO THE OVERALL FINISH.





SITUATED AT THE OPPOSITE END, YOU'LL DISCOVER A DELIGHTFUL FAMILY SITTING AREA ADORNED WITH DOUBLE DOORS THAT GRACIOUSLY UNFOLD, INVITINGLY CONNECTING TO THE REAR GARDEN.

NATURAL LIGHT POURS INTO THE SPACE, CREATING AN ATMOSPHERE OF OPENNESS AND ILLUMINATION THAT ENHANCES THE OVERALL AMBIANCE.





JUST OFF THE KITCHEN, DISCOVER THE CONSERVATORY. DOUBLE DOORS LEAD TO THE VAST REAR GARDEN, ALLOWING NATURAL LIGHT TO CASCADE IN AND OFFERING A SEAMLESS TRANSITION FOR BOTH RELAXATION AND OUTDOOR ENJOYMENT.

ACCESSIBLE FROM THE CONSERVATORY, YOU'LL UNCOVER A UTILITY ROOM THAT MIRRORS THE DESIGN OF THE KITCHEN, EQUIPPED WITH AN INTEGRATED WASHING MACHINE, TUMBLE DRYER, AND A SINK.

ADDITIONALLY, A WELL-PLACED DOWNSTAIRS WC IS ALSO LOCATED OFF HERE.

ADJACENT, YOU'LL FIND A CONVENIENT DOORWAY THAT LEADS TO THE INTEGRAL GARAGE, PROVIDING EASY ACCESS FOR YOUR DAILY NEEDS.





AND SO TO BED...

BACK IN THE HALLWAY, CLIMB THE SOFTLY CARPETED, WHITE SPINDLED STAIRCASE TO THE FIRST FLOOR WHERE A SPACIOUS LANDING GREETS YOU, FLOODED WITH LIGHT FROM A LARGE WINDOW THAT LOOKS OUT OVER THE REAR GARDEN.







REST & REVIVE

TO THE FRONT, DISCOVER A MASTER BEDROOM, A SERENE HAVEN ADORNED IN A SOOTHING NEUTRAL PALETTE. A DISTINCTIVE CURVED BAY FRONT GRACEFULLY EXTENDS OUTWARD, INVITING NATURAL LIGHT INTO THE SPACE.

ADDING TO THE ROOM'S ALLURE, A SET OF FITTED WARDROBES ELEGANTLY CONCEAL AN ENSUITE BATHROOM, ENSURING BOTH PRIVACY AND FUNCTIONALITY.

THE MODERN ENSUITE BATHROOM IS ANCHORED BY A STRIKING FREE STANDING BATH, COMPLEMENTED BY A DUAL VANITY SINK THAT BALANCES ELEGANCE AND CONVENIENCE. A GLEAMING GLAZED SHOWER ENCLOSURE STANDS NEARBY, WITH ADJACENT WC. RELAX AND ENJOY THE TRANQUILITY OF THIS ENSUITE OASIS WITH MIRRORED BATHROOM TV, MOOD LIGHTING AND TWO HEATED TOWEL RAILS ADDING A TOUCH OF LUXURY AND COMFORT.



ACROSS FROM THE MASTER BEDROOM,
YOU'LL FIND A SECOND SPACIOUS
DOUBLE BEDROOM THAT MIRRORS THE
SENSE OF EXPANSIVENESS AND COMFORT.

THIS INVITING ROOM FEATURES A BAY
WINDOW THAT ALLOWS ABUNDANT
NATURAL LIGHT TO CASCADE IN,
CREATING A BRIGHT AND AIRY
ATMOSPHERE.

THE NEUTRAL DÉCOR LENDS A TIMELESS
ELEGANCE TO THE SPACE, PROVIDING A
VERSATILE CANVAS FOR
PERSONALISATION.





THE THIRD BEDROOM IS ADORNED IN A SOFT CREAM PALETTE, ACCENTUATED BY A CAPTIVATING FLORAL WALLCOVERING THAT ADDS A TOUCH OF VISUAL INTRIGUE. THE NEUTRAL CARPET FLOORING UNDERFOOT EXUDES COMFORT, WHILE A WINDOW OFFERS A PLEASANT VIEW OF THE SERENE REAR GARDEN, ENHANCING THE ROOM'S TRANQUIL AMBIANCE.



NESTLED BETWEEN THE FIRST AND SECOND BEDROOMS, THE FOURTH ROOM SERVES AS A VERSATILE SPACE, CURRENTLY FUNCTIONING AS A STUDY. THIS WELL-POSITIONED ROOM OFFERS A SENSE OF COSINESS WITHIN THE HOME'S LAYOUT MAKING IT AN IDEAL SPACE FOR FOCUSED WORK OR STUDY.



SERVING THE BEDROOMS IS A MODERN SHOWER ROOM FEATURING A SLEEK VANITY WASH BASIN ACCOMPANIED BY A FITTED MİRRORED CABINET ABOVE, A REFRESHING SHOWER SPACE ENCLOSED BY A GLASS SCREEN AND WC. A HEATED TOWEL RAIL AND MOOD LIGHTING COMPLEMENT THE LUXURIOUS FEEL OF THE BATHROOMS.





STEP OUTSIDE

EXTENDING GRACEFULLY, THE SPACIOUS LAWNED GARDEN UNFOLDS BEFORE YOU, A VERDANT EXPANSE PUNCTUATED BY MATURE LANDSCAPING THAT ADDS DEPTH AND CHARACTER.

AS YOUR GAZE SWEEPS BEYOND THE LUSH BUSHES, YOU'LL DISCOVER EVEN MORE OPEN LAWN, INVITING EXPLORATION AND PLAY.







AT ITS HEART LIES A CAPTIVATING CIRCULAR PAVED PATIO, AN INVITING FOCAL POINT THAT BECKONS RELAXATION AND OUTDOOR GATHERINGS.

A CONTEMPORARY TOUCH AWAITS IN THE FORM OF A GARDEN ROOM, A MODERN RETREAT SEAMLESSLY MERGING INDOOR AND OUTDOOR LIVING. INSIDE, THE SPACE ACCOMMODATES BOTH DINING AND SITTING AREAS, PROVIDING A TRANQUIL ESCAPE THAT CONNECTS YOU TO THE SURROUNDING BEAUTY WHILE OFFERING A COSY HAVEN REGARDLESS OF THE WEATHER.

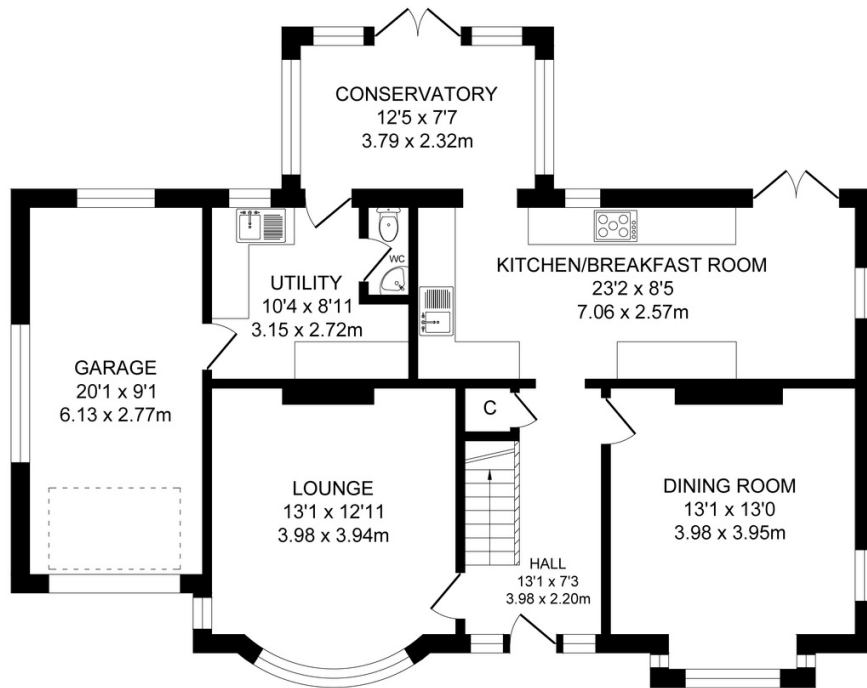
THIS GARDEN ROOM SERVES AS AN EXTENSION OF THE LIVING SPACE, ALLOWING YOU TO SAVOUR THE OUTDOORS IN COMFORT AND STYLE.



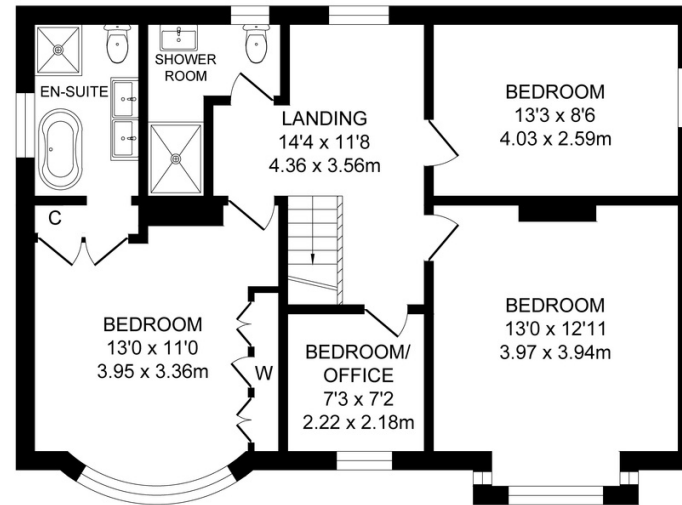


FEATURES

- Spacious Double-Fronted Detached Period Home
- Set On An Expansive Plot
- Four Bedrooms
- Two Bathrooms (One Ensuite Plus Downstairs WC)
- Two Reception Rooms Plus Conservatory
- Modern Kitchen/ Family Room
- Utility Plus Downstairs WC
- Driveway For Several Cars And Integral Garage
- Spacious Front & Rear Gardens Including Modern Garden Room
- Council Tax Band: E
- Tenure: Leasehold-
- Annual Ground Rent: £6.50 p/a
- Lease Remaining 908 years



GROUND FLOOR
APPROX. FLOOR
AREA 101.3 SQ.M
(1090 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 73.9 SQ.M
(795 SQ.FT.)

TOTAL APPROX. FLOOR AREA 175.2 SQ.M. (1885 SQ.FT.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

OUT & ABOUT

OAKRIDGE, 167 RED LANE IS SITUATED CLOSE TO A WHOLE HOST OF SHOPS, CAFES, RESTAURANTS, GOLF COURSES AND AMENITIES NEARBY IN BREIGHTMET, AINSWORTH AND HARWOOD.

COUNTRY WALKS AT JUMBLES RESERVOIR, AINSWORTH LODGES AND TWO LOCAL GOLF COURSES TO NAME A FEW.

FOR FAMILIES, THERE ARE A NUMBER OF SCHOOLS CLOSE BY INCLUDING RED LANE PRIMARY SCHOOL JUST A SHORT WALK AWAY.

COMMUTERS ARE WELL SERVED WITH EASY LINKS TO THE M60, M61 AND M66.



OAKRIDGE

RED LANE

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