



GROVE HOUSE

- *New Moston* -



A UNIQUE OPPORTUNITY

If you're searching for a four-bedroom period property with enormous potential in a convenient location, welcome to Grove House. This red-brick, double-fronted detached gem dates back to 1860 and comes with a separate two-bedroom annexe and a large, mature garden.

Extended and altered over time, Grove House retains plenty of Victorian charm and character throughout, from high ceilings and intricate woodwork to original floor tiles and fireplaces. These character details create a warm backdrop to a spectacular dining kitchen, generously proportioned living spaces, and luxurious bathrooms.



AN INVITING FAMILY HOME

Upon arrival, electric gates invite you into the generous grounds, where you'll find ample parking beside the main house. Beyond lies the detached red-brick annexe - a house in its own right - and a block-paved driveway leading to a huge detached double garage.

A low brick wall with a neat hedge and a pretty gate screens the property's attractive frontage, which features windows with stained-glass panels, stone lintels, and decorative arches.

Flanked by traditional-style outdoor lanterns and a transom proudly displaying the property's name and number, the front door reveals a grand hallway. With Victorian tiling underfoot, tall picture-framed walls, and ornate wooden doorframes, this reception area welcomes all who enter.

Tucked under a beautiful wooden half-landing staircase, you'll also discover a recently redone cloakroom with stunning boutique-quality wall tiles, gold-plated fittings, and a stylish black back-to-wall toilet. Behind the stairs, steps lead down to a sizable cellar.

The period proportions and detailing continue in the front-facing study to your left, where a gas fireplace with a majestic mantle acts as a natural focal point. Enjoying warm paintwork, exposed floorboards, and a huge window offering lots of light, this space could also make a wonderful home library or music room.

Behind lies a cosy lounge lined with a plush carpet. On either side of the chimney breast, which can hold a large wall-mounted TV, stained-glass windows bring a touch of character. From here, another door links back to the hallway.





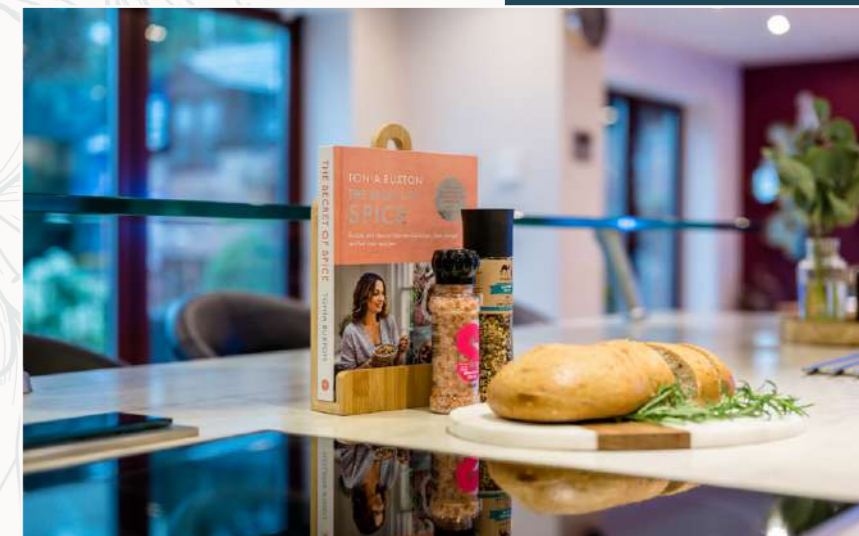
OLD MEETS NEW

The high-spec contemporary dining kitchen at the back of the house cannot fail to impress. Dual-aspect windows and bifold doors punctuate stylish two-tone paintwork and large floor tiles, while recessed downlights and striking hanging pendants further brighten the space.

Standing proud in the heart of the kitchen, a big breakfast island topped with Corian offers loads of storage, a Miele induction hob with a rising extractor fan, and a sink with a Quooker hot tap. Other in-built Miele appliances include three ovens, a coffee machine, a microwave and a steamer, with more appliances carefully hidden away.

The two large bi-fold doors take you out onto an impressive raised terrace leading to the garden, while the dining room flows into a long dual-aspect living space to the right of the hallway.

Boasting large windows, a high picture rail and ceiling, tasteful floral wallpaper, and an ornate mantelpiece to the gas fireplace, the living room is the perfect place to unwind together come evening. Meanwhile, the rich tones from the wooden floor and the detailed woodwork add warmth and cosiness to this generous entertaining area.





RELAX & UNWIND

From the living room, head through the ornately framed double doors back into the hallway. Ascend the staircase, appreciating the sturdy wooden bannister and the pretty half-landing window as you come to the first floor.

A fabulous master bedroom, connected to an en suite via a private, fully fitted dressing room, takes up one side of the bright hallway. In the dual-aspect master, grey paintwork to the walls and ceiling meets a pristine white cornice, exposed floorboards, and a gorgeous cast-iron fireplace with a tiled hearth.

Head through the walk-in dressing room to find an opulent, fully tiled en suite, where a central Ashton & Bentley freestanding bathtub filled with a waterfall tap and handheld shower sits beneath an impressive obscured window.

Twin countertop stone basins with waterfall taps, a tall chrome heated towel rail, a modern toilet, and a dream walk-in rainfall shower complete the suite.





REST & REFRESH

Across the landing, you'll discover two carpeted bedrooms, the larger of which benefits from a fully tiled three-piece en suite bathroom, including a rainfall shower above the bath.

SECOND FLOOR SECLUSION

Behind a door on the landing, a second wooden staircase rises to a galleried converted loft room illuminated by Velux windows. You can easily imagine using this area as a home office or playroom for older children.

The second floor also has a slick and stylish contemporary bathroom, complete with walk-in shower. The final bedroom is up here too. With a soft grey carpet, loads of floorspace, and exposed brickwork, teenagers will love making this hideaway their own.





THE ANNEXE

Not many properties can boast a ready-to-go detached annexe, but Grove House offers just that. The exterior, with its charming gabled windows and impressive front entrance, echoes the main house yet feels distinct.

Downstairs, you'll find two fresh and bright reception rooms on either side of the hallway, which features a WC beside a carpeted staircase. There's also a wrap-around kitchen with a double oven, gas hob, and space for a fridge-freezer and laundry appliances.

Upstairs, two large doubles, a walk-in dressing room, and a three-piece shower room await. From housing family to operating a home-based business or catering to the holiday market, there are many opportunities to explore here.





STEP OUTSIDE

The main house and the annexe share a large enclosed garden fringed with mature trees and shrubs. From the kitchen, bifold doors open onto an extensive terrace, where steps lead down onto a well-kept lawn. The annexe also features a pebbled seating area to the front and a smaller side lawn accessed by double doors from the sitting room.





OUT & ABOUT

Grove House lies in New Moston, a suburb just 4.5 miles east of Manchester city centre, which is crammed with designer brands, boutiques, jewellers, food vendors, markets, and everything in between. Just a short hop from the M60, the area is the perfect starting point for journeys or commutes across the region.

There are also plenty of public transport links on your doorstep, including various bus routes and three train stations - Moston, Hollinwood, and Failsworth – under a mile away. Several 'Good' primary schools can be found locally, too, along with the Ofsted-rated 'Outstanding' St Margaret Mary's RC Primary School Manchester.

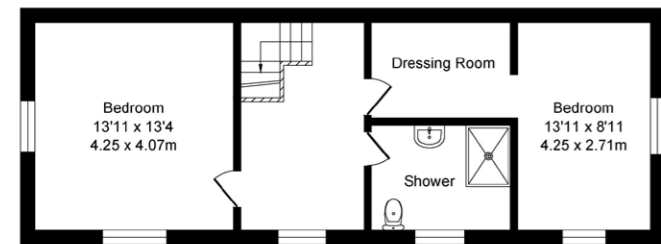
A few minutes from your door, you'll find a large park with sporting facilities and a play area, a local library, a medical centre, and a church. You're also within striking distance of a scattering of pubs, restaurants, and coffee shops, with Morrisons just a stone's throw away. Tesco and Aldi are also just down the road.

In nearby Oldham (c. 15mins), a rich industrial heritage meets a redeveloped town centre offering two major shopping hubs - Town Square and The Spindles - which feature a wide variety of retailers, eateries, and banking facilities, to name a few.

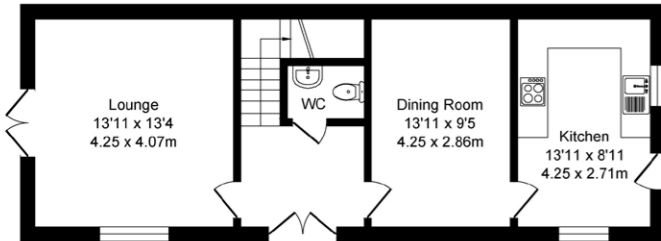


Total Approx. Floor Area 5399 Sq.ft. (501.6 Sq.M.)

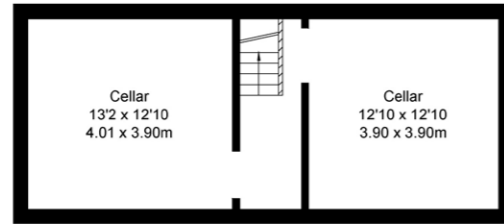
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



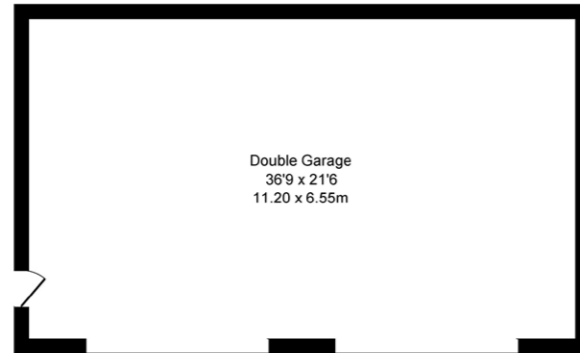
Annexe First Floor
Approx. Floor Area 576 Sq.Ft (53.5 Sq.M.)



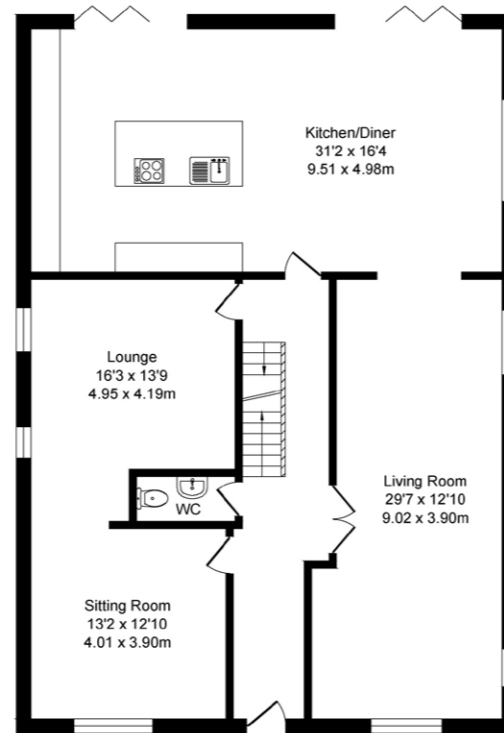
Annexe Ground Floor
Approx. Floor Area 576 Sq.Ft (53.5 Sq.M.)



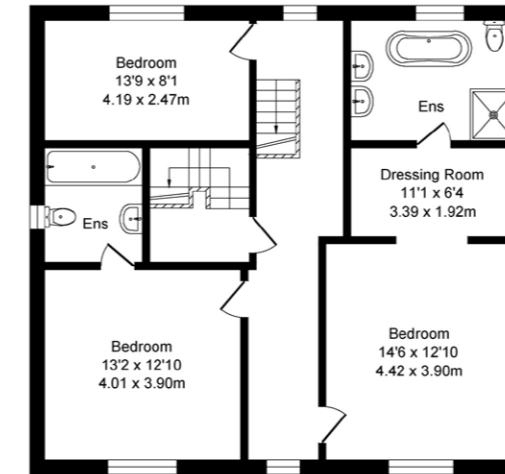
Cellar
Approx. Floor Area 405 Sq.Ft (37.6 Sq.M.)



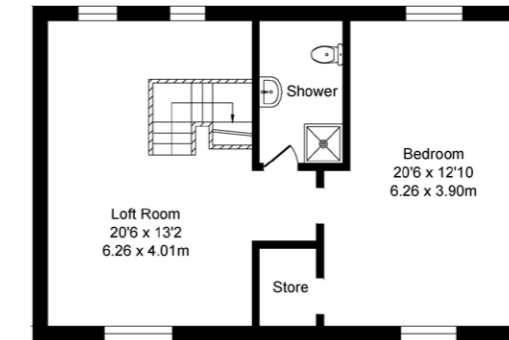
Garage
Approx. Floor Area 789 Sq.Ft (73.3 Sq.M.)



Ground Floor
Approx. Floor Area 1468 Sq.Ft (136.4 Sq.M.)



First Floor
Approx. Floor Area 935 Sq.Ft (86.9 Sq.M.)



Second Floor
Approx. Floor Area 650 Sq.Ft (60.4 Sq.M.)

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SPECIFICATION LIST

- Miele kitchen appliances
- Corian work surfaces
- Quooker hot tap
- Bathtub & sinks by Ashton & Bentley (main en-suite)
- Villeroy & Boch bathtub (second en-suite)
- Smart lighting system
- Ring security alarm system
- Wired Ring floodlight cameras on the driveway & patio
- Electrically operated garage doors with smart lock system
- Remote-operated security gate entrance



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BURTON JAMES

— UNIQUE & PRESTIGE HOMES —

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