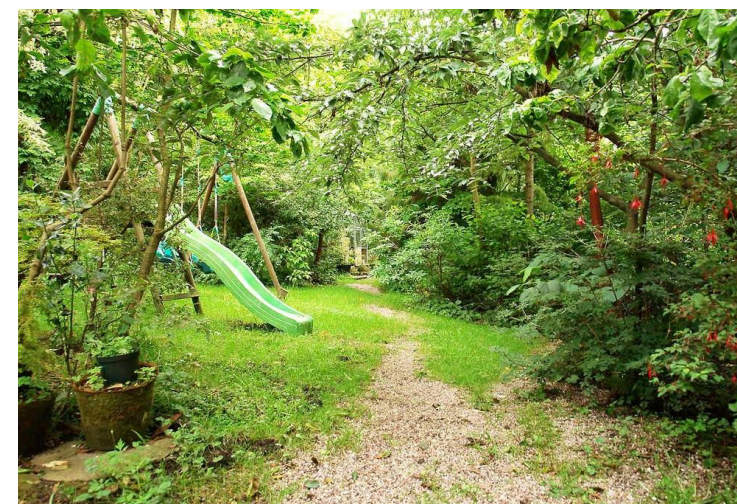
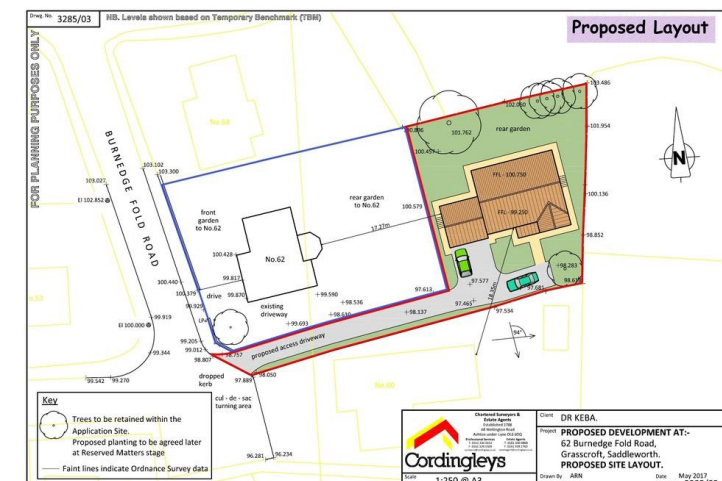
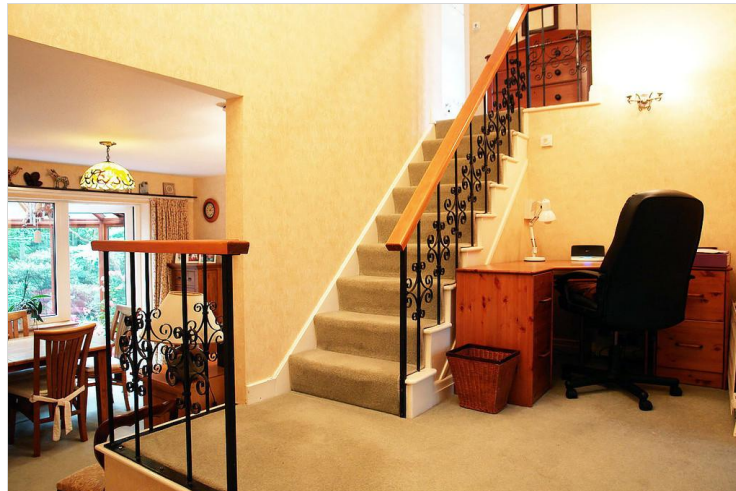
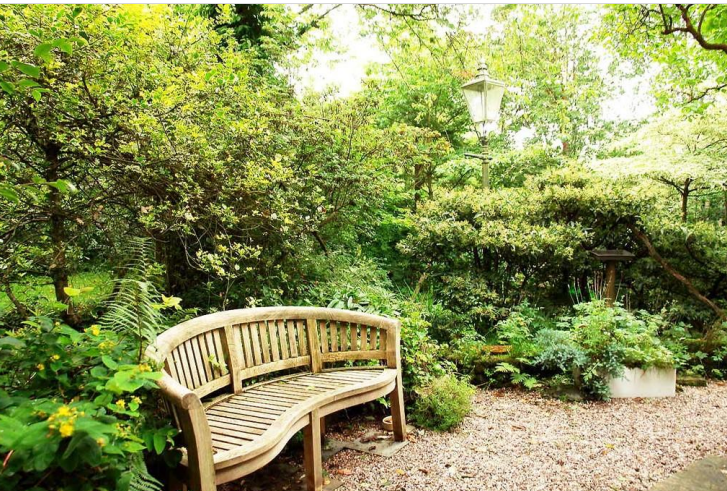




62 Burnedge Fold Road
Grasscroft, Saddleworth

£450,000

- Detached Property & Planning For 2nd House
- Three Bedrooms (main house)
- Four/Five Bedrooms (new house)
- Very Large Gardens
- Ample Of Road Parking For Both Properties
- Sought After Location
- Unique Opportunity
- EPC Rating D



DETACHED HOUSE AND PLANNING CONSENT FOR A FURTHER 4/5 BED DETACHED DWELLING TO LARGE REAR GARDEN - Outline planning consent has been approved to erect a 4/5 bedroom detached property to the rear of 62 Burnedge Fold Road, Grasscroft which provides a unique opportunity for the aspiring self builder or developer. The successful purchaser will finalise the appearance, layout, scale and landscaping and therefore will have flexibility with the final design etc. Full details can be found on www.oldham.gov.uk under planning with application number PA/340215/17 or alternatively please call into our Uppermill office 7 days a week to discuss the consent with a member of our team.

The main property is a three bedroom detached house with two reception rooms, conservatory, utility room, driveway parking and has some further potential/scope to be extended. The main property has a very large rear garden which is not overlooked and provides a mix of lawn, patio areas and mature trees/shrubs which is fully enclosed with boundary fencing. Driveway parking is situated to the front and side of the house. Internally comprising briefly of: entrance vestibule, hallway with study area, WC, lounge, dining room, conservatory, fitted kitchen, large utility room and small workshop to the ground floor. The first floor landing provides access to three double bedrooms with plenty of storage

including further potential and the main family bathroom. The house is warmed with gas fired central heating and is fully double glazed. The house is situated at the end of Burnedge Fold Road in a sought after position within walking distance of public transport links including Greenfield railway station and is very well suited to the family buyer. Viewings can be arranged 7 days a week on 01457 810076.

ENTRANCE VESTIBULE

With timber glazed entrance door and side window, tiled floor.

HALL

With timber glazed door and timber double glazed side window, fitted carpeting, space for a study area and a further uPVC double glazed window.

W.C.

With two piece suite comprising low level w.c., wash hand basin, cloaks area, uPVC double glazed obscure window.

LOUNGE

20' 8" x 11' 11" (6.313m x 3.640m) A living flame gas fire with marble hearth and wooden surround, fitted carpeting, two radiators, uPVC double glazed rear window, uPVC double glazed front bow window.

DINING ROOM

10' 11" x 12' 7" (3.342m x 3.844m) With fitted carpeting, radiator, uPVC double glazed window, uPVC double glazed door leading to the conservatory.

CONSERVATORY

8' 9" x 11' 9" max (2.692m x 3.605m) With tiled

floor, radiator, double glazed timber windows, double glazed timber French doors leading to the garden.

KITCHEN

9' 11" x 10' 5" (3.032m x 3.197m) With fitted wall and base units, coordinating work tops, Gorenje double oven and grill, Gorenje five ring gas hob, stainless steel extractor, one and a quarter bowl sink unit with drainer, tiled floor, tiled splash backs, radiator, space for a breakfast table, uPVC double glazed window.

UTILITY ROOM

14' 7" x 10' 5" (4.451m x 3.191m) With fitted wall and base units providing plenty of storage, work





tops, plumbed for washing machine, space for tumble dryer, wall mounted combi boiler, under stairs storage cupboard, tiled floor, uPVC double glazed window, secure Rock door to the side.

FIRST FLOOR LANDING

With fitted carpeting, access to bedrooms and bathroom.

BEDROOM

11' 0" x 12' 7" (3.358m x 3.838m) With fitted carpeting, radiator, uPVC double glazed window, access to large loft void to the side.

LOFT VOID

9' 6" x 11' 5" + EAVES (2.906m x 3.503m) Ideal storage space with Velux window and the potential to be converted into a dressing room (subject to planning consent).

BEDROOM

10' 10" x 10' 5" (3.324m x 3.193m) With two large built in storage cupboards, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

9' 11" x 10' 6" (3.048m x 3.211m) With fitted carpeting, radiator, access to the loft, uPVC double glazed window.

BATHROOM

7' 11" x 6' 0" (2.434m x 1.829m) With three piece suite comprising corner bath with mixer attachment, wash hand basin, low level w.c., shower over the bath, heated towel rail, fully tiled walls, tiled floor, under floor heating, uPVC double glazed obscure window.

EXTERNALLY

A very large plot with gardens to the front, sides and mainly to the rear. The proposed new dwelling is sited over seventeen meters from the conservatory which may help to give an idea of size. The gardens at present provide a mix of lawn, patio areas, mature trees and shrubs with the addition of driveway parking to the side and still providing a good access driveway to the proposed new dwelling.

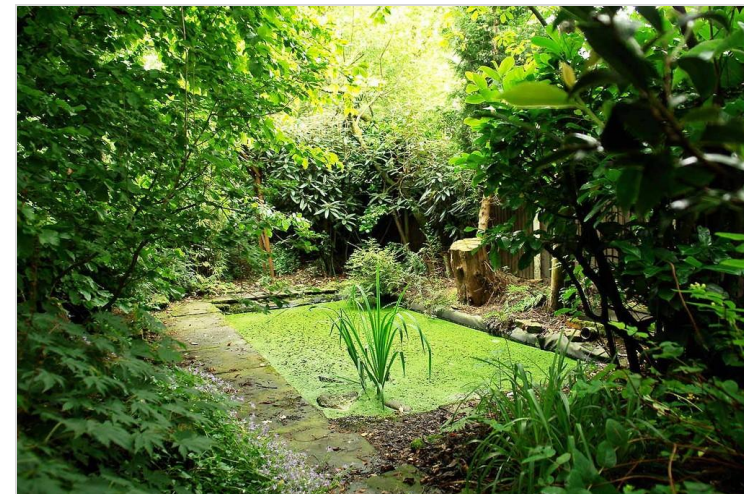
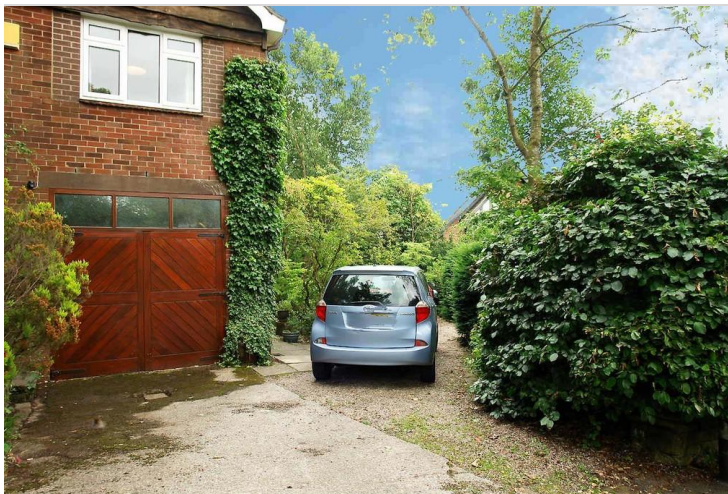
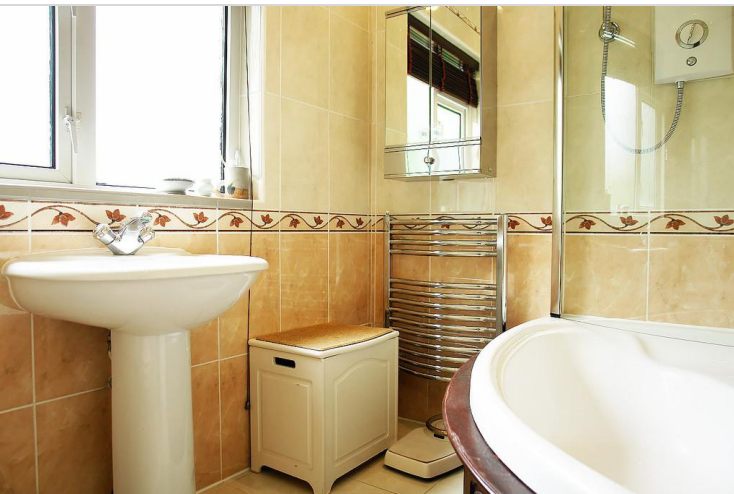
WORKSHOP

With double glazed windows and double garage doors. The original garage has been split to provide utility space and a workshop.

PLANNING

PA/340215/17

Outline application for 1 no. dwelling, access to be considered, all other matters reserved.





ADDITIONAL INFORMATION

TENURE: Freehold, Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

uppermill@kirkham-property.co.uk

01457 810076

Out of hours telephone service

Monday – Thursday 8:30am – 8pm

Friday – 8:30am – 5pm

Saturday – Sunday 10am – 3pm

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements