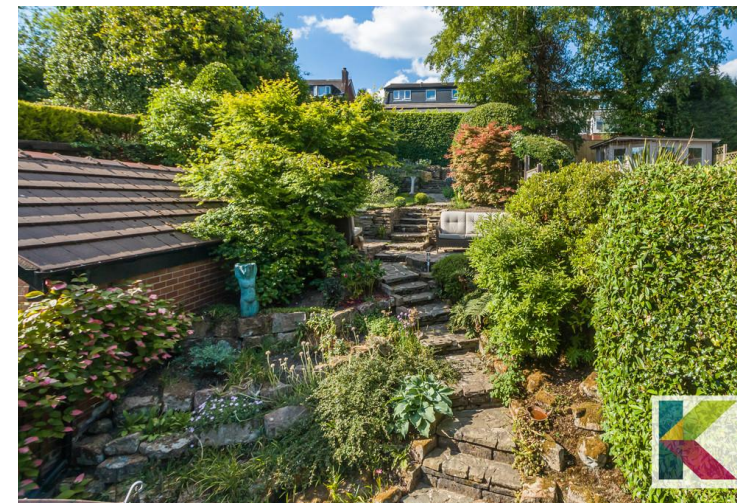


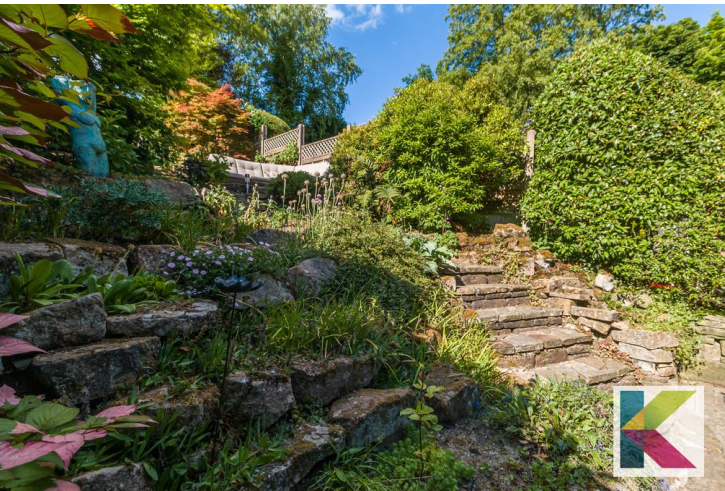


120 Oldham Road

Grasscroft, Saddleworth

£385,000

- Semi Detached Period Property
- Three Bedrooms
- Two Reception Rooms
- Ample Driveway Parking
- Detached Garage To Rear
- Well Maintained Gardens
- Beautifully Presented
- Energy Rating D



This three bedroom semi detached period home is beautifully presented throughout, situated in an elevated position in a sought after location of Grasscroft, and is not overlooked at the front or rear. Off road parking is via ample driveway parking and a detached garage to the rear of the house with light, power and water supply. The garden areas are well kept and provide a pleasing mix of lawn, patio areas, plants, trees and shrubs.

Internally comprising: Spacious entrance hallway, cloaks/WC, lounge, dining room and Siematic fitted kitchen to the ground floor. The first floor landing provides access to three bedrooms, bathroom and useful drying room. A fully boarded and lined loft room is accessed via retractable ladders.

The property is warmed with gas fired central heating and is double glazed throughout. Further benefits include its proximity to a well regarded primary school and excellent

rail links direct to Manchester, Huddersfield and Leeds at Greenfield station within walking distance of the house.

To view the superb property contact Kirkham Property today.

HALL

15' 5" x 8' 6" (4.70m x 2.61m) Accessed via a timber double glazed door and side windows with feature stained glass, radiator, uPVC double glazed side window, karndene flooring, stairs to landing.

WC

Comprising low level wc, wash hand basin, radiator, extractor fan, Amtico flooring, uPVC double glazed side window.

LOUNGE

12' 4" x 11' 8" (3.78m x 3.57m + bay) With fitted carpeting,

open grate fire to period fireplace, radiator, uPVC double glazed bay window.

DINING ROOM

14' 1" x 11' 9" (4.30m x 3.59m) With fitted carpeting, radiator, uPVC double glazed bay window, cast iron gas stove, picture rail.

KITCHEN

16' 2" x 8' 3" (4.93m x 2.54m) With fitted wall and base units in high gloss, Corian worktops and breakfast bar, Miele appliances include electric oven, induction hob, extractor hood, steam oven, integral fridge & freezer, dishwasher, tumble-dryer and washing machine (not Miele). Tiled flooring, vertical panel radiator, uPVC double glazed dual aspect windows, uPVC double glazed door to garden.

LANDING

With fitted carpeting, loft access via retractable ladders, uPVC double glazed side window.

BEDROOM

14' 1" x 10' 5" (4.30m x 3.18m + bay) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed bay window.

BEDROOM

12' 4" x 10' 4" (3.78m x 3.16m + bay) With fitted carpeting, radiator, fitted wardrobes, uPVC double glazed bay window.

BEDROOM

7' 5" x 8' 7" (2.27m x 2.62m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows.

DRYING ROOM

With wall mounted Worcester-Bosch boiler, uPVC double glazed window, Amtico flooring.

BATHROOM

6' 4" x 8' 3" (1.94m x 2.53m) A Villeroy & Boch suite comprising: low level wc, wash hand basin, bath with shower over and screen, fully tiled walls and Amtico flooring, uPVC double glazed obscure window, radiator.

EXTERNAL

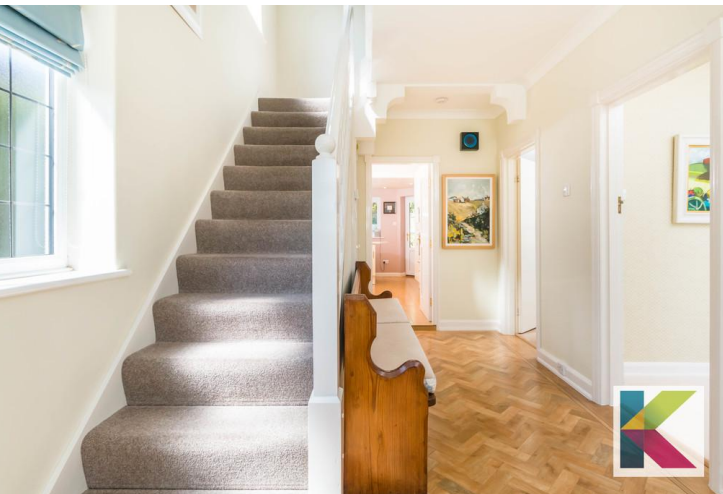
The elevated position provides pleasing views at the front and the house is not overlooked at either the front or rear. Driveway parking for numerous vehicles and a single detached garage provide off road parking facilities. The front and rear gardens are well maintained with a mix of lawn, patio areas, plants, trees and shrubs.

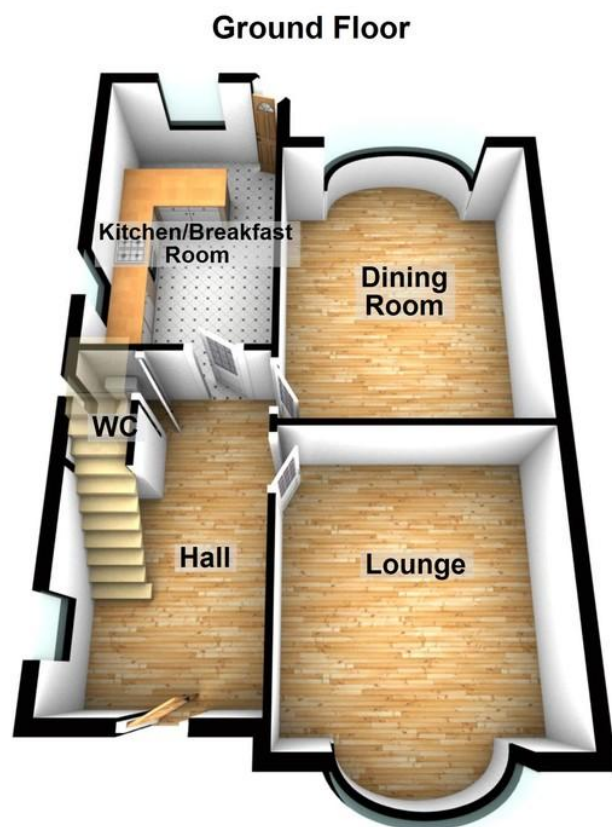
ADDITIONAL INFO

TENURE: Leasehold – Assumed 999 years from new (1930's) - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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