



5 Higher Lydgate Park

Grasscroft, Saddleworth

£680,000

- Luxury Detached Property
- Three Bedrooms
- Lounge and Dining Room
- Kitchen and Utility Room
- Shower Room, Ensuite & W.C.
- Double Garage
- Driveway
- One Acre of Land



With pleasing open views is this three bedroom, stone built, detached property which is located within a highly regarded gated development on a corner plot of approximately one acre. There is huge scope for upgrading and extending this fantastic family home. Off road parking is by means of a long sweeping driveway, large hard standing and a double garage with remote door. Externally there is approximately one acre of grounds to the front, sides and rear including a flagged patio area to the rear. The living accommodation comprises: entrance vestibule, hall, lounge, dining room, fitted kitchen, utility, w.c., two fitted bedrooms, one with ensuite, shower room, and a further bedroom which is currently being used as a sitting room.

Higher Lydgate Park is a one off exclusive development with a select number of luxury detached homes located in a gated community in Grasscroft. Secure electric gates with intercom system provide access to development. Each property is set within sizeable gardens providing ample

distance from one home to the next and also has a central green in the middle of the development. A £500 per annum maintenance fee is payable from each property on the development for the upkeep and maintenance of: Security gates, intercom system and communal gardens including the green.

ENTRANCE VESTIBULE

With hardwood glazed entrance door, fitted carpeting.

HALL

With hardwood glazed door, fitted carpeting, hardwood window.

LOUNGE

14' 1" x 18' 5" (4.309m x 5.629m) With marble fireplace, electric fire, two radiators, fitted carpeting, French doors leading to the dining room, hardwood double glazed dual aspect windows.

DINING ROOM

13' 2" x 15' 9" (4.025m x 4.806m) With fitted carpeting, radiator, sliding doors leading to the patio, hardwood double glazed window.

KITCHEN

13' 1" x 12' 4" (4.013m x 3.766m) With fitted wall and base units, work tops, one and a half bowl sink unit with drainer, double oven and grill, electric hob, integral dishwasher, breakfast bar, fitted carpeting, hardwood double glazed window.

UTILITY ROOM

13' 11" x 6' 7" (4.246m x 2.027m) With radiator, plumbed for washing machine, hardwood window, hardwood door.

W.C.

With two piece suite comprising low level w.c., wash hand

basin, fully tiled walls, radiator.

BEDROOM

16' 4" x 10' 2" (4.980m x 3.104m) With fitted wardrobes, fitted carpeting, radiator, hardwood double glazed window.

SHOWER ROOM

With two piece suite comprising low level w.c., wash hand basin, shower, radiator, fully tiled walls, fitted carpeting.

BEDROOM

16' 5" x 14' 6" (5.027m x 4.433m) With fitted wardrobes and dresser, fitted carpeting, radiator, hardwood dual aspect windows.

ENSUITE

6' 3" x 11' 2" (1.917m x 3.414m) With four piece suite comprising panelled Jacuzzi bath, low level w.c., wash hand basin, bidet, fully tiled walls, radiator, hardwood double glazed obscure window.

BEDROOM

13' 6" x 15' 11" (4.126m x 4.870m) With fitted carpeting, radiator, hardwood double glazed dual aspect windows.

DRIVEWAY

There is a long sweeping driveway leading to a large hard standing area which continues to the rear of the property.

DOUBLE GARAGE

20' 7" x 27' 5" (6.291m x 8.366m) With floor standing boiler, hardwood double glazed side window, remote control up and over door.

EXTERNALLY

There is approximately one acre of gardens to the front sides and rear with pleasing open views and providing plenty of space to extend (subject to planning consent). There is also a flagged patio area to the rear.

ADDITIONAL INFORMATION

TENURE: Freehold - Solicitor to confirm details.

COUNCIL BAND: G

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.





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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