



20 The Meadows

Grotton, Saddleworth

£325,000

- Five Bedrooms, Four Fitted
- Detached Property
- Three Reception Rooms
- Conservatory
- Double Driveway/Double Garage
- Large Garden
- Views Over Open Countryside
- EC Rating- E



This five bedroom, three reception room, spacious detached property is situated on a quiet cul de sac location in Grotton with far reaching views. Off road parking is by means of a double driveway and double garage. Externally there are large, well maintained gardens with far reaching views over open countryside. Internally this sizeable family home comprises briefly: entrance hall, dining area, lounge, sitting room, conservatory, kitchen and cloaks/w.c. to the ground floor. The master fitted bedroom with ensuite, three further fitted bedrooms and bedroom 5 or study to the first floor. An internal inspection is recommended to appreciate the accommodation on offer.

ENTRANCE HALL

Accessed via a composite entrance door, door leading to the dining hall, uPVC double glazed obscure window, fitted carpet, radiator.

DINING HALL

15' 3" max x 13' 7" (4.65m x 4.14m) With two double radiators, spindle staircase leading to the first floor, fitted carpeting, full length uPVC double glazed window.

LOUNGE

18' 6" x 15' 3" (5.64m x 4.65m) With gas fire, wooden surround and marble hearth, three radiators, large uPVC double glazed picture window, fitted carpeting.

SITTING ROOM

10' 2" x 9' 1" (3.1m x 2.77m) With laminate floor covering, radiator, uPVC double glazed doors leading to the conservatory.

CONSERVATORY

9' 0" max x 12' 1" (2.74m x 3.68m) Brick and uPVC double glazed construction with uPVC double glazed windows, radiator, tiled floor, French doors leading to the garden.

KITCHEN

18' 2" x 8' 10" (5.54m x 2.69m) With fitted wall and base units, work tops, integral electric double oven, gas hob, extractor, integral fridge freezer, one and a half bowl sink unit with mixer tap and drainer integral washing machine and dishwasher, space for condensing dryer, tiled splash backs, radiator, spotlights, dual aspect uPVC double glazed windows, uPVC double glazed door leading to the side.

CLOAKS/W.C.

With two piece suite comprising low level w.c., wash hand basin, fully tiled walls, radiator, uPVC double glazed obscure window.

FIRST FLOOR LANDING

With uPVC double glazed window.

MASTER BEDROOM

15' 3" max x 15' 2" max (4.65m x 4.62m) With fitted

wardrobes, drawers and dressing table, radiator, access to eaves storage, uPVC double glazed window with open views.

ENSUITE SHOWER ROOM

8' 11" x 6' 4" (2.72m x 1.93m) With two piece suite comprising vanity unit with wash hand basin, low level w.c., shower cubicle with mains fed shower, tiled walls, radiator, uPVC double glazed obscure window.

BEDROOM TWO

8' 7" x 9' 0" (2.62m x 2.74m) With built in wardrobes and dresser, laminate floor covering, radiator, uPVC double glazed window.

BEDROOM THREE

8' 10" x 8' 9" (2.69m x 2.67m) With built in wardrobe, storage cupboard housing the hot water tank, radiator, uPVC double glazed window.

BEDROOM FOUR

8' 10" x 9' 2" (2.69m x 2.79m) With fitted wardrobes and drawers, radiator, uPVC double glazed window.

BEDROOM FIVE/STUDY

7' 5" x 6' 9" (2.26m x 2.06m) With radiator, uPVC double glazed window.

BATHROOM

With three piece suite comprising panelled bath, wash hand basin, low level w.c., mains fed shower over the bath, tiled walls, radiator, uPVC double glazed obscure window.

DRIVEWAY/GARAGE

Off road parking is by means of a two car driveway and a double garage with light, power, up and over door.

EXTERNALLY

Well maintained shrubbery and steps lead to the front door. A large enclosed garden with lawn, paved patio areas,

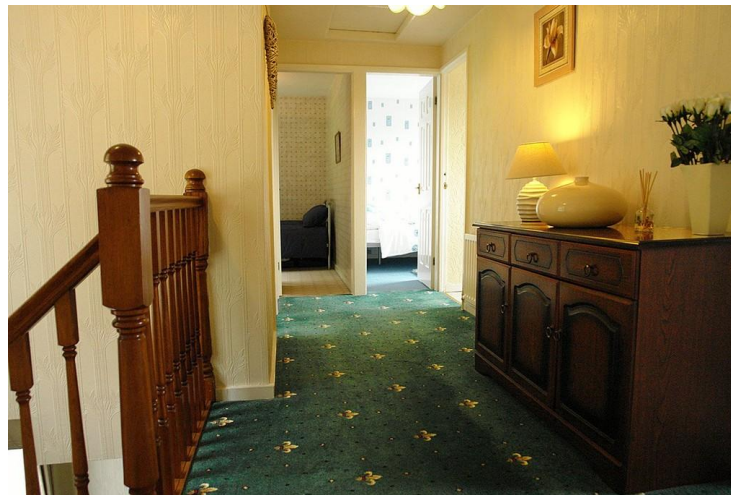
mature plants and shrubs can be found to the rear.

ADDITIONAL INFORMATION

TENURE: Leasehold £25 per annum - Solicitor to confirm details.

COUNCIL BAND: F

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



Ground Floor



First Floor



Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

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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