



Lovers Lane
Grasscroft, Saddleworth

£300,000

- Semi Detached Property
- Three Bedrooms
- Three Reception Rooms
- Utility Room & Downstairs WC
- Driveway Parking For 3 Cars
- Short Drive To Amenities
- No Onward Chain
- Energy Rating D



Positioned in a popular area of Grasscroft is this three bedroom, semi detached, house which is well presented and has three reception rooms providing versatile living accommodation for the modern family. A useful downstairs shower room and utility finish the ground floor. Off road parking via a driveway to the front provides parking for three cars. At the rear is a south facing garden which is family friendly and fully enclosed.

Comprising briefly: entrance hall, lounge, dining room, games room, fitted kitchen, utility room and shower room to the ground floor. The first floor landing provides access to three bedrooms and the modern family bathroom. The property is fully double glazed and heated with gas fired central heating via a Vaillant combi boiler.

Amenities are close at hand in nearby Greenfield and Uppermill villages with all day to day needs catered for along with bars, restaurants and supermarket. Both Greenfield and Mossley railway stations are just a few minutes from the house with direct services to both Manchester and Leeds.

Contact Kirkham Property 7 days a week to arrange a viewing.

HALLWAY

Accessed via a timber entrance door and with fitted carpeting, stairs to first floor landing.

LOUNGE

13' 11" x 12' 0" (4.26m x 3.67m) With cast iron wood burning stove, fitted carpeting, radiator, large uPVC double glazed window.

DINING ROOM

10' 10" x 9' 9" (3.32m x 2.99m) With fitted carpeting, radiator, uPVC double glazed window.

KITCHEN

16' 4" x 8' 10" (4.99m x 2.70m) With fitted wall and base level units, granite and beech work tops, laminate floor covering, radiator, double Stoves oven, gas hob, integral fridge, integral freezer, integral dishwasher, Belfast sink, uPVC double glazed window.

UTILITY ROOM

9' 6" x 7' 10" (2.92m x 2.39m) With fitted base units, plumbing for washing machine, wall mounted Vaillant combi boiler, composite door leading to the garden, uPVC double glazed window.

SHOWER ROOM

Comprising shower room, low level wc, hand wash basin with vanity storage, heated towel rail.

GAMES ROOM

16' 11" x 9' 5" (5.18m x 2.89m) With laminate flooring, radiator, uPVC double glazed window to the front, two Velux roof windows, door to the utility and shower room. Please note: This room could easily be utilised as a bedroom if required.





LANDING

With fitted carpeting, double glazed window, access to the boarded loft via retractable ladders.

BEDROOM

10' 6" x 9' 9" (3.21m x 2.98m) With fitted carpeting, radiator, uPVC double glazed window.



BEDROOM

13' 10" x 11' 7" (4.23m x 3.54m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

7' 6" x 6' 11" (2.29m x 2.13m) With fitted carpeting, radiator, uPVC double glazed window.



BATHROOM

8' 11" x 7' 10" (2.73m x 2.41m) A contemporary bathroom fitted with a three piece suite comprising panelled bath, enclosed shower cubicle, wash hand basin, low level wc, heated towel rail, complimentary tiled walls, two uPVC double glazed windows.

EXTERNAL

To the front of the property is a small low maintenance garden area along with driveway parking for three cars, the property is set back from the lane and given privacy by boundary hedging. At the rear is a well proportioned enclosed garden area with a mixture of stone paved patio, lawn and flora, enclosed with boundary fencing and mature trees facing in a southerly direction.

ADDITIONAL INFO

TENURE: Leasehold, Solicitor to confirm details.

COUNCIL BAND: E

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.



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

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

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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 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. Fixtures and Fittings stated as included in the property are based on achieving the asking price.