



Sharon Avenue
Grasscroft, Saddleworth

£695,000

- Detached Bungalow
- Four Bedrooms
- Two Reception Rooms
- Large Double Plot With Views
- Two Driveway Parking Areas
- Double Garage With Remote Door
- Sought After Cul De Sac
- Energy Rating C



Situated on a small exclusive cul de sac within a sought after area of Grasscroft is this four bedroom detached bungalow positioned on a double plot, with ample driveway parking and a double garage with remote door. The fully landscaped gardens can be found to all sides, providing scope for extension if required, and offer some superb far reaching views of the surrounding landscape.

The property has been finished to an exceptional standard and immaculately looked after throughout. The double height lounge with floor to ceiling windows in particular a real wow factor. The property has two reception rooms, fitted



bedroom furniture, main bathroom and en-suite to the master and further benefits from a utility room and plenty of storage off the double garage.

Greenfield and Mossley railway stations are equidistant from the property and both are just a few minutes by road. Bus routes are close by link neighbouring Saddleworth villages and surrounding towns, with the motorway network a little further afield. Families will be pleased with the great garden space surrounding the bungalow. Primary schools in both Grasscroft and Friezland are both within walking distance from the property.



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

PLANNING PERMISSION

Planning permission was granted in June 2014 to extend the property with a single storey side extension forming an additional bedroom, en-suite and family bathroom. Planning has now lapsed however details can still be found on the planning portal oldham.gov.uk using reference HH/335346/14

HALL

10' 7" x 12' 10" (3.25m x 3.92m) Accessed via composite glazed double doors, fitted cloaks cupboard, fitted carpet and radiator.

LOUNGE

14' 9" x 23' 10" (4.52m x 7.28m) A large floor to ceiling feature uPVC double glazed window provides great views to this double height space, additional uPVC double glazed window, fitted carpet, two radiators, bespoke fitted entertainment and shelving unit.

DINING ROOM

7' 6" x 10' 11" (2.30m x 3.33m) Partially open to the lounge with a bespoke fitted wall unit, fitted carpet, double glazed uPVC window and radiator.

KITCHEN

10' 9" x 11' 10" (3.30m x 3.62m) Shaker style wall and base units with soft close drawers and cupboards, Corian worktops, window sills and sink with double drainer. Integrated Neff appliances including oven, microwave combination oven, warming drawer, dishwasher, five ring induction hob and double extractor hood. Vertical radiator, uPVC double glazed window and Karndean flooring.

INNER HALL

With fitted carpet, built in storage cupboard, radiator, loft access to partially boarded via a retractable ladder.

BEDROOM 1

10' 9" x 11' 3" (3.30m x 3.45m) With fitted carpet, radiator, fitted wardrobes and bedside tables, uPVC double glazed window.

ENSUITE

6' 3" x 5' 9" (1.91m x 1.77m) A modern suite comprising a low level WC, wash hand basin with vanity storage cupboard, shower cubicle with main shower head and separate shower mixer attachment. Fully tiled walls, heated towel rail, uPVC double glazed obscure window and luxury vinyl flooring.







BEDROOM 2

11' 10" x 10' 10" (3.61m x 3.32m) With fitted carpet, radiator, uPVC double glazed window. Fitted wardrobes, dressing table and bedside tables.

BEDROOM 3

11' 10" x 10' 10" (3.62m x 3.31m) With fitted carpet, radiator, uPVC double glazed window. Fitted wardrobes, dressing table and bedside tables.

BEDROOM 4

6' 10" x 7' 11" (2.10m x 2.42m) Currently utilised as a home office with fitted carpet, radiator uPVC

double glazed window, fitted I shaped desk, drawers and shelving.

BATHROOM

10' 9" x 5' 3" (3.30m x 1.61m) Another modern suite comprising a bath, shower cubicle with main shower head and separate mixer attachment, low level WC, wash hand basin and floor to ceiling fitted cupboard. Fully tiled walls and floor, uPVC double glazed obscure window.

DOUBLE GARAGE

17' 4" x 18' 0" (5.30m x 5.49m) With a remote up and over insulated double door, lights and electric, uPVC double glazed windows, built in

storage cupboards, large storage void and a water supply.

UTILITY ROOM

5' 8" x 14' 11" (1.73m x 4.55m) With fitted wall and base level units, worktops, stainless steel sink and drainer, plumbing for washing machine and space for tumble dryer, radiator, uPVC double glazed windows, uPVC door to garden.

AIRING CUPBOARD

Additional storage space housing a Worcester Bosch combination boiler.

EXTERNAL

Driveway parking over two areas provides ample off road parking to the front of the property. The double garage is accessed via a remote up and over electric door. Gardens can be found to all sides of the property on this double plot which are fully landscaped providing a mix of lawn, patio areas and mature shrubs and flower beds. Far reaching views can also be seen from the gardens.

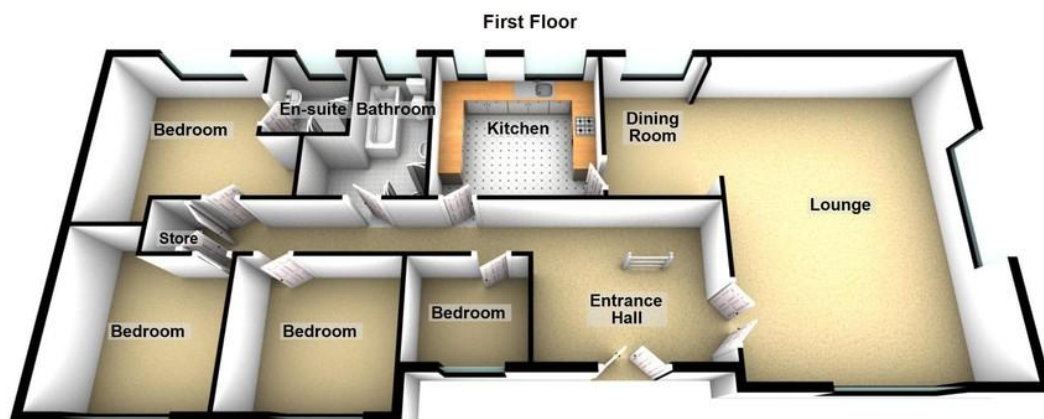
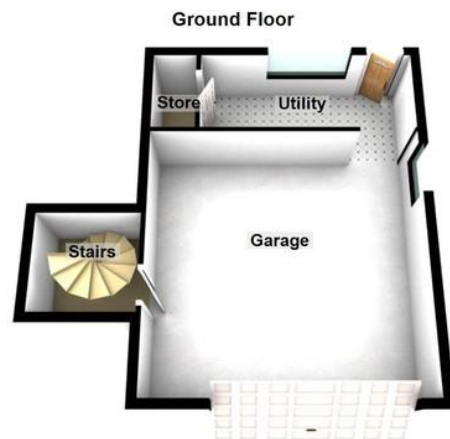
ADDITIONAL INFO

TENURE: Leasehold £25 per annum ground rent - 950 year lease from 1979 - Solicitor to confirm details.

COUNCIL BAND: G

HEATING: Gas fired central heating via a Worcester-Bosch combination boiler.





GLAZING: uPVC double glazed windows throughout.

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

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