



34 St Annes Crescent, Grasscroft, Saddleworth, OL4 4JH

A large extended semi detached family home in a sought after location in Grasscroft. The property has four bedrooms, an en-suite bathroom, two reception rooms and a good size rear garden which is not overlooked.

Off road parking is by means of a driveway to the front leading to a single attached garage.

£250,000

A large extended semi detached family home in a sought after location in Grasscroft. The property has four bedrooms, an en-suite bathroom, two reception rooms and a good size rear garden which is not overlooked. Off road parking is by means of a driveway to the front leading to a single attached garage. Internally comprising entrance porch, hallway, lounge, dining room partially open to the fitted kitchen and utility room to the ground floor. The first floor landing provides access to four bedroom, one with en-suite shower room and the main family bathroom. A lawn garden with low boundary walls is located to the front whilst to the rear is a good size garden with stone paved patio and spacious lawn. Warmed via gas central heating and fully double glazed with uPVC units.

ENTRANCE PORCH With uPVC sliding entrance door and uPVC double glazed windows.

HALLWAY With hardwood door and window, laminate flooring, radiator, cloaks cupboard and stairs rising to the landing.

LOUNGE 18' 0" x 10' 5" (5.491m x 3.186m) With living flame gas fire set into a feature surround, fitted carpeting, large uPVC double glazed window, radiator.

DINING ROOM 23' 0" x 7' 10" (7.011m x 2.403m) With laminate flooring, storage cupboard, radiator, velux window and French doors leading to the garden.



KITCHEN 11' 10" x 10' 6" (3.608m x 3.201m) With fitted oak wall and base units, granite effect worktops, one and a half bowl stainless steel sink and drainer, integral fridge-freezer, integral dishwasher, double oven, gas hob, stainless steel extractor hood, splash back tiling, tiled flooring, uPVC double glazed window overlooking the garden.

UTILITY ROOM 4' 5" x 8' 0" (1.363m x 2.446m) With plumbing for washing machine, tiled flooring, uPVC

double glazed window, access to the garage.

LANDING With fitted carpeting, loft access and space if required for a computer/work station.

BEDROOM 15' 1" x 7' 9" (4.617m x 2.387m) With laminate flooring, radiator and uPVC double glazed window.

ENSUITE 5' 10" x 7' 9" (1.780m x 2.377m) A fitted en-suite with shower cubicle, low level WC, wash hand basin, heated towel rail, fully tiled walls and floor, uPVC double glazed obscure window.



BEDROOM 11' 4" x 11' 1" (3.478m x 3.393m) With fitted carpeting, radiator, uPVC double glazed window.

BEDROOM 11' 1" x 9' 4" (3.388m x 2.850m) With laminate flooring, radiator and uPVC double glazed window.

BEDROOM 7' 10" x 7' 7" (2.404m x 2.316m) With laminate flooring, radiator and uPVC double glazed window.

BATHROOM 5' 6" x 9' 0" (1.687m x 2.749m) A white fitted suite comprising p shaped bath with shower over, low level WC, wash hand basin, heated towel rail, fully tiled walls and flooring, airing cupboard, uPVC double glazed obscure window.

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EXTERNAL A driveway leads to the single attached garage with up and over door, light and power. The front garden is laid to lawn with low boundary walls. At the rear is a good size garden with stone flagged patio and lawn with border shrubs and is not overlooked. The rear of the property also has an open aspect.

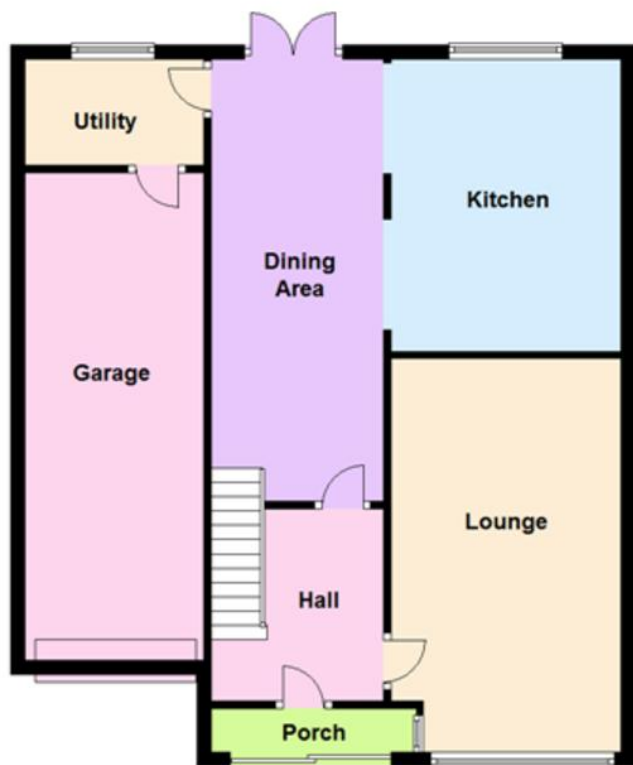


ADDITIONAL INFO TENURE: Leasehold - Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS: Strictly by appointment with the agents.

Ground Floor



First Floor



Additional information and viewing

Services: None of the services have been tested by the agent.

Local authority: Oldham Metropolitan Borough Council

Viewing strictly by appointment with Alan Kirkham.

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