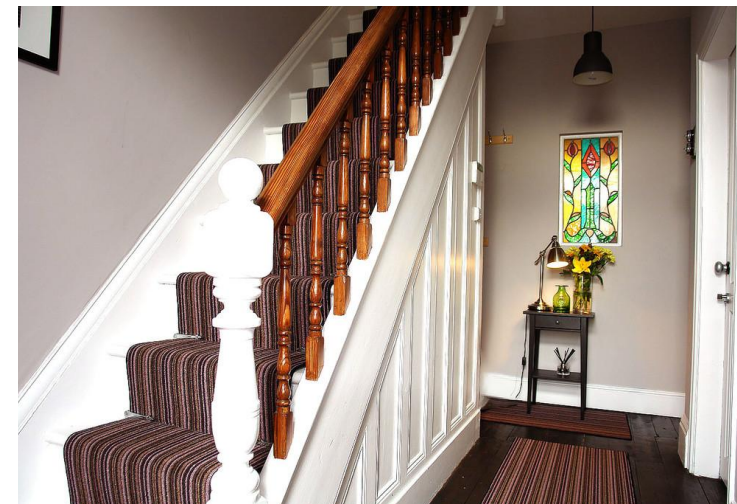




Mossley Road

Grasscroft, Saddleworth

£275,000

- Semi Detached
- Three Bedrooms + Loft Room
- Two Reception Areas
- Conservatory & Cellar
- Private Garden
- Walking Distance To Train Station & Uppermill
- Stylish Finish Throughout
- Energy Rating E (Potential C)



Well balanced living and bedrooms can be found within this three bedroom semi detached period family home with the added benefit of a useful loft room. The living accommodation is separated into three areas offering a formal lounge, modern conservatory and superb open plan kitchen/living space and has been tastefully refurbished by the current owners. The property has a stylish finish throughout whilst retaining some period features like original cornicing, original stone floor in the kitchen area and an internal stained glass window. With a private garden and a pleasing open aspect to the front, the property is within walking distance of Greenfield railway station, supermarket and village amenities. Superb views over Noon Sun Hill can be found from the first and second floors.

Internally comprising: entrance hall, lounge with bay window, open plan kitchen/living area and conservatory to the ground floor. There is a cellar on the lower ground, whilst off the first floor landing are three well proportioned bedrooms along with a family bathroom. In addition to this there is also a useful loft room with heating and velux windows accessed via stairs from the landing. Gas fired central heating warms the house with the windows either uPVC or velux double glazed units.

Externally there is a small low maintenance forecourt at the front of the property providing privacy from the road. Private gardens with lawn and decked patio are to the side and rear.

HALL

Accessed via a composite glazed entrance door and featuring stripped flooring, two radiators and stairs leading to the cellar and first floor.

CELLAR

This space makes an ideal storage area.

LOUNGE

10' 7" x 12' 9" (3.25m x 3.89m + Bay) With stripped flooring, uPVC double glazed bay window, cast iron stove, radiator.

KITCHEN/LIVING

13' 1" x 19' 7" (4.01m x 5.97m Max) Stripped flooring can be found in the living area and there is a stone floor in the kitchen. Featuring a range of wall and base units with coordinating worktops, 1 1/4 stainless steel sink and drainer, double oven and grill, gas hob, stainless steel

extractor hood, integral fridge, integral dishwasher, plumbing for washing machine, splash back tiling, uPVC double glazed French doors leading to the conservatory, uPVC double glazed door to the garden, uPVC double glazed window.

CONSERVATORY

8' 9" x 10' 11" (2.69m x 3.33m) Featuring Karndean flooring, radiator, uPVC double glazed windows, uPVC double glazed French doors leading to the garden.

LANDING

With fitted carpeting, uPVC double glazed window, stairs to the loft room.

BEDROOM

13' 2" x 15' 9" (4.02m x 4.81m Max) With space for wardrobes and other bedroom furniture, fitted carpeting, radiator, uPVC double glazed window.

BEDROOM

10' 9" x 12' 8" (3.29m x 3.87m) With fitted carpeting, radiator, fitted wardrobes, dresser and draws, uPVC double glazed window offering superb views over the local countryside.

BEDROOM

9' 9" x 8' 2" (2.99m x 2.51m Max) With stripped flooring, radiator, uPVC double glazed window.

BATHROOM

5' 11" x 6' 3" (1.82m x 1.92m) Comprising low level wc, hand wash basin with vanity storage cupboard below, bath with shower over and screen, heated towel radiator, uPVC double glazed obscure window, fully tiled walls and floor.

LOFT ROOM

19' 3" x 11' 9" (5.89m x 3.59m Min) With laminate flooring, two Velux windows, built in storage cupboards, radiator, eaves storage.

EXTERNAL

A small front forecourt provides privacy from the road. To the side and rear are gardens which are not overlooked. There is a lawn, decked patio area and border shrubs with flower beds. Plenty of on road parking is to the front.

ADDITIONAL INFORMATION

TENURE: Presumed freehold - Solicitor to confirm details.

COUNCIL BAND: C

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