



Highbank Crescent

Grasscroft, Saddleworth

£245,000

- Semi Detached
- Two Bedrooms
- Two Reception Rooms
- Driveway & Garage Parking
- Desirable Cul-De-Sac Location
- Very Well Presented
- Orangery With Underfloor Heating
- Energy Rating C



This beautifully appointed two bedroom semi-detached stone built property is situated in the popular village of Grasscroft, located in a quiet cul-de-sac with stunning views to the front and not overlooked. The property is presented to a very high modern standard with the added benefit of an orangery with underfloor heating to the rear of the house. Friezland/Greenfield is just around the corner which offers country walks and amenities within walking distance such as Greenfield railway station (regular services to Manchester) and a supermarket.

Internally comprising briefly of: entrance hallway, lounge, dining room, fitted kitchen and orangery to the ground floor. Off the first floor landing are two good size bedrooms, the bathroom suite and access to the loft void. The house is warmed with gas fired central heating (combi boiler), has uPVC double glazed windows throughout and a secure composite 'Rock' entrance door.

Externally is a well kept lawn garden to the front of the property along with a rockery. A driveway capable of parking two cars leads to a garage with up and over door, power and light. At the rear of the property is a low maintenance paved garden and shrubs/flora to the banking.

Being sold with no onward chain, early viewings are recommended - to book call 7 days a week on 01457 810076.

HALLWAY

Accessed via a secure composite Rock door and with uPVC double glazed window, access to the lounge.

LOUNGE

14' 7" x 14' 0" (4.47m x 4.29m) With fitted carpeting, uPVC double glazed dual aspect windows, two radiators, stairs to the first floor landing.

DINING ROOM

9' 8" x 7' 2" (2.96m x 2.20m) With tiled flooring, radiator, open plan to the kitchen and orangery.

KITCHEN

8' 5" x 6' 10" (2.58m x 2.09m) Fitted with a range of high gloss wall and base units and coordinating wood worktops, double oven, electric hob, extractor hood, integral fridge, integral washing machine, Worcester-Bosch combi boiler, feature plinth lights.

ORANGERY

7' 8" x 7' 6" (2.36m x 2.29m) With uPVC double glazed windows, uPVC double glazed French doors leading to the garden, tiled flooring, with underfloor heating, recessed lighting.

LANDING

With fitted carpeting, uPVC double glazed side window, access to the insulated and part boarded loft.

BEDROOM

14' 0" x 11' 6" (4.29m x 3.52m) With two uPVC double glazed windows, radiator, fitted carpeting.

BEDROOM

8' 7" x 7' 1" (2.64m x 2.16m) With fitted carpeting, radiator, uPVC double glazed window, large built in storage cupboard.

BATHROOM

6' 7" x 5' 5" (2.02m x 1.67m) Comprising low level wc, hand wash basin, bath with power shower over and screen, part tiled walls, heated towel rail, uPVC double glazed obscure window.

EXTERNAL

At the front of the property is a low maintenance lawn area and driveway parking for two cars. Further parking is found with a garage at the end of the driveway featuring an up and over door,





power and light. To the rear of the property is an enclosed paved garden area with flora and shrubs to the banking.

ADDITIONAL INFORMATION

TENURE: Leasehold, £50p.a. -
Solicitor to confirm details.

COUNCIL BAND: D

VIEWING ARRANGEMENTS:
Strictly by appointment with the
agents.

Uppermill Office

35 High Street
Uppermill
Saddleworth
OL3 6HS

Monday – Friday. 9am – 5pm

Saturday. 10am – 3 pm

Sunday, 10am – 3pm

uppermill@kirkham-property.co.uk

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