



5 Brooklands Drive

Grotton, Saddleworth

£240,000

- Semi Detached House
- Two Reception Rooms
- Three Bedrooms
- Village Location
- Driveway And Garage Parking
- Gardens Front & Rear
- No Onward Chain
- Energy Rating D



This three bedroom family home with two reception rooms and two bath/shower rooms is located in the popular area of Grotton close to local amenities such as the Co-op and public transport links within level walking distance. Gardens are located to both the front and rear of the house with off road parking via the block paved driveway which leads to the single garage located to the rear.

Comprising briefly: entrance hall with cloaks cupboard, lounge, fitted kitchen, rear porch, dining room, bedroom and shower room. To the first floor are a further two bedrooms, an en-suite bathroom and loft void for useful storage.

The property is warmed with gas fired central heating and double glazed throughout.

This property is being sold with no onward chain and is available to view 7 days a week with Kirkham Property.

HALL

Accessed via a uPVC double glazed entrance door, laminate flooring, radiator, cloaks cupboard.

LOUNGE

16' 4" x 10' 5" (5.00m x 3.18m) With fitted carpeting, two radiators, large uPVC double glazed window, living flame gas fire and feature

surround.

KITCHEN

15' 8" x 8' 4" (4.80m x 2.56m) With fitted wall and base level units, coordinating worktops, electric oven, 4 ring gas hob, extractor hood, integral microwave, integral dishwasher, radiator, uPVC double glazed window, uPVC double glazed door to porch.

REAR PORCH

5' 3" x 5' 9" (1.62m x 1.76m) With uPVC double glazed windows, tiled flooring, uPVC double glazed door to garden.

DINING ROOM

10' 5" x 9' 6" (3.19m x 2.90m) With radiator, uPVC double glazed window, laminate flooring. This room could be used as a bedroom.

BEDROOM

9' 10" x 11' 5" (3.01m x 3.49m) With radiator, laminate flooring, uPVC double glazed window.

SHOWER ROOM

5' 4" x 7' 4" (1.65m x 2.24m) A modern shower room comprising low level wc, double shower cubicle, sink with vanity storage cupboard, fully tiled walls, uPVC double glazed obscure window, radiator.

LANDING

With fitted carpeting.

BEDROOM

9' 5" x 10' 2" (2.88m x 3.10m) With fitted carpeting, Velux window including black out blind, radiator, eaves storage, loft access.

BEDROOM

12' 8" x 11' 5" (3.87m x 3.48m) With fitted carpeting, radiator, fitted wardrobes and dresser, uPVC double glazed window.

EN-SUITE BATHROOM

5' 5" x 8' 0" (1.67m x 2.46m) A modern bathroom suite comprising low level wc, sink,

bath with shower over and screen, heated towel rail, access to loft void, fully tiled walls.

EXTERNAL

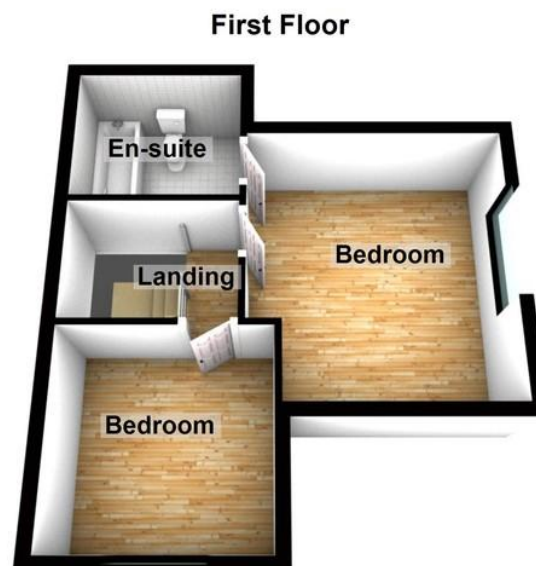
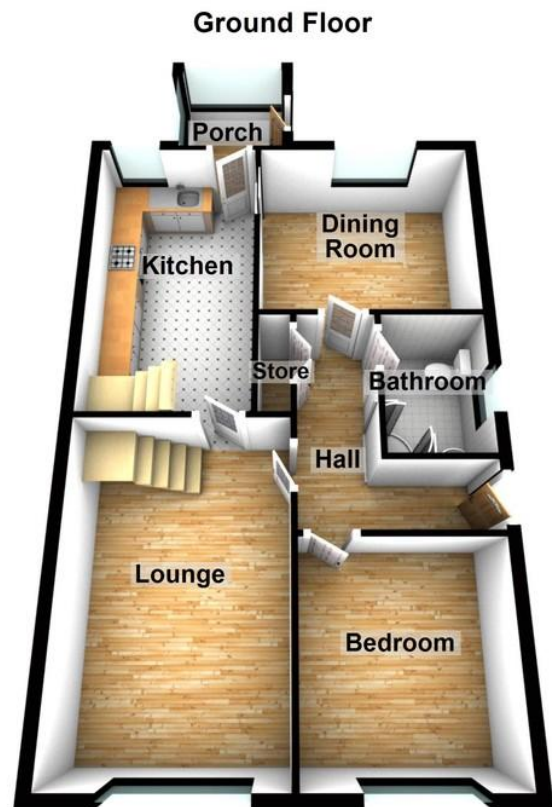
The fully enclosed rear garden has a sunny aspect, paved patio, lawn, border shrubs and boundary fencing. The front garden is laid to lawn with border plants and shrubs. The block paved driveway leads from the front to the single garage located at the rear.

ADDITIONAL INFORMATION

TENURE: Leasehold £12 per annum ground rent - Solicitor to confirm details.

COUNCIL BAND: C





VIEWING ARRANGEMENTS:
Strictly by appointment with the agents.

Uppermill Office

35 High Street
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Monday – Friday. 9am – 5pm
Saturday and Sunday. 10am – 3 pm
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01457 810076

Out of hours telephone service
Monday – Thursday 8:30am – 7pm
Friday – 8:30am – 5pm
Saturday – Sunday 10am – 3pm