



68 Mossley Road

Grasscroft, Saddleworth

£400,000

- Detached Property
- Three Bedrooms
- Panoramic Views Front & Rear
- Detached Garage & Driveway
- Four Reception Rooms
- Renovation Required
- Elevated & Sought After Position
- Energy Rating D



With uninterrupted open views to the front and open grazing land views to the rear the elevated position of this detached property certainly makes the most of them. The property has four reception rooms and three bedrooms providing versatile accommodation although buyers will find modernisation required to bring this property back to a modern standard. Garden areas can be found to both the front, side and rear of the house with a driveway leading up to a detached brick garage at the rear.

Internally comprising: porch, hallway, lounge, sitting room, dining room, study, kitchen, utility room and downstairs WC. The first floor landing provides access to three bedrooms and the bathroom suite. Warmed with gas fired central heating and double glazed throughout this property also benefits from having no onward chain.

Viewings can be arranged 7 days a week via our Uppermill office.

PORCH

With uPVC double glazed entrance door, uPVC front and side facing windows, tiled flooring, timber glazed door to hall.

HALL

With fitted carpeting, pantry storage cupboard.

LOUNGE

13' 0" x 11' 9" (3.98m x 3.59m) With fitted carpeting, radiator, uPVC double glazed triple aspect windows.

SITTING ROOM

10' 11" x 11' 10" (3.35m x 3.63m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows, central fireplace.

DINING ROOM

10' 2" x 10' 4" (3.11m x 3.15m) With fitted carpeting, radiator, open to kitchen, composite glazed door to utility.

KITCHEN

11' 6" x 17' 7" (3.52m x 5.36m) With fitted wall and base level units, coordinating worktops and breakfast bar, stainless steel sink and drainer, double oven, electric hob, uPVC double glazed dual aspect windows, radiator.

WC

Comprising wash hand basin, low level wc, fully tiled walls, laminate floor, radiator, uPVC double glazed obscure window.

STUDY

13' 8" x 10' 10" (4.17m x 3.32m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows.

UTILITY/PORCH

With plumbing for washing machine, wall mounted vaillant boiler, uPVC double glazed dual aspect windows, secure composite door to house, uPVC glazed door to garden.

LANDING

With fitted carpeting, radiator, large uPVC double glazed window, timber glazed round window, loft access.

BEDROOM

13' 1" x 11' 9" (4.00m x 3.59m) With fitted carpeting, radiator, uPVC double glazed dual aspect windows.

BEDROOM

9' 0" x 9' 6" (2.76m x 2.90m) With radiator, uPVC double glazed dual aspect windows.

BEDROOM

11' 1" x 7' 6" (3.38m x 2.30m) With radiator, uPVC double glazed dual aspect windows.

BATHROOM

6' 0" x 5' 4" (1.83m x 1.65m) Comprising wash hand basin, low level wc, bath with shower over, fully tiled walls, radiator, uPVC double glazed obscure window.

EXTERNAL

There are garden areas to the front, side and rear which are mainly laid to lawn and all provide absolutely stunning views. The driveway leads from the road up to the detached garage at the rear of the house.

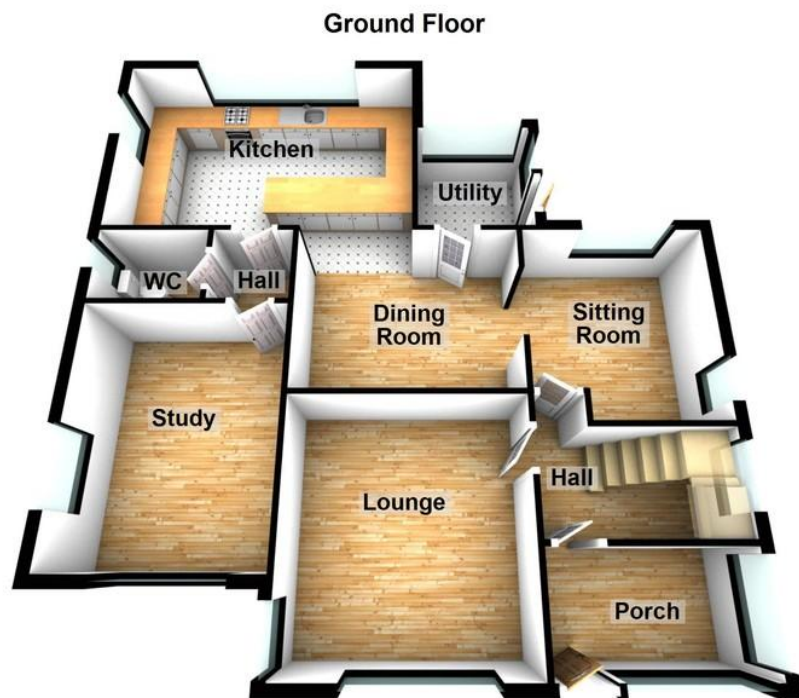
ADDITIONAL INFORMATION

TENURE: Leasehold 999 years from 1924 - Solicitor to confirm details.

COUNCIL BAND: F

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
uppermill@kirkham-property.co.uk
01457 810076

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